

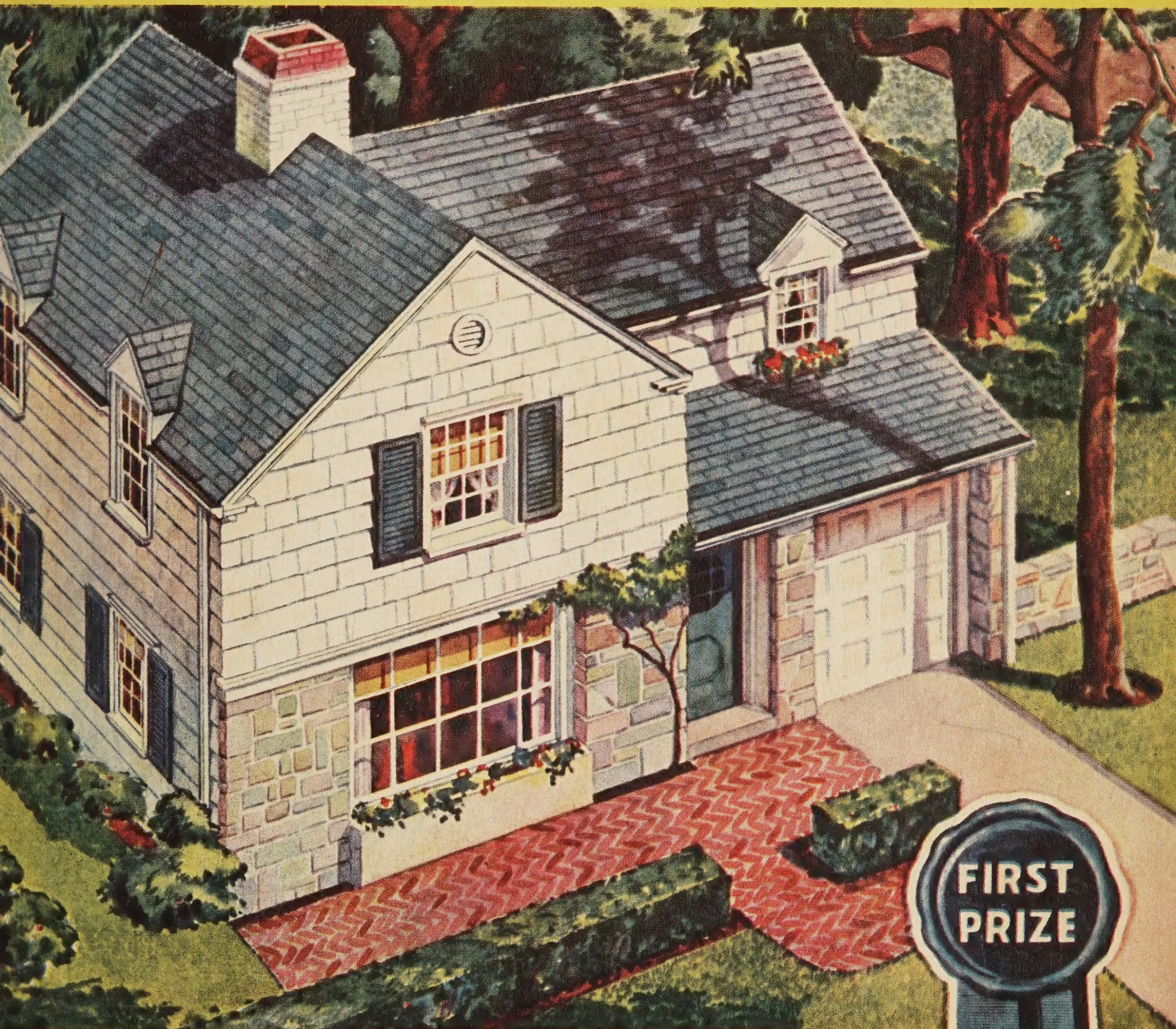
RALPH Z. NEFF

5220 GREENWAY RD. N.W.
CANTON 9, OHIO


\$1⁰⁰

pg. 39

HOMES for TOMORROW



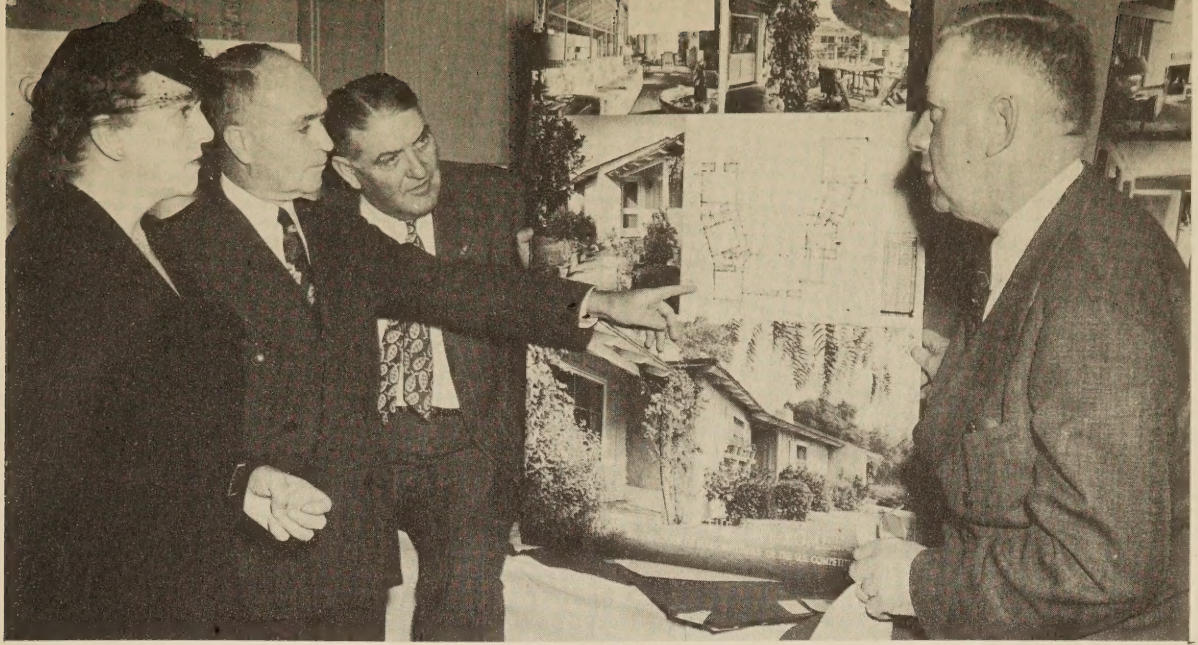
Selected from The 1945 Design Competition of The
National Association of Home Builders of U. S. A.



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SELECTING the prize winners in NAHB's \$6,000 Design Competition. Left to right are judges Mrs. Herbert F. French of the General Federation of Women's Clubs, F.H.A. Commissioner Abner H. Ferguson, John A. Stelle, National chairman of the American Legion G.I. Bill of Rights committee, and Raymond J. Ashton, president of the American Institute of Architects. Awards later.

"Shape of Homes to Come" Foretold in NAHB's 1945 DESIGN COMPETITION

By John E. McNamara

Editor for Chicago Metropolitan
Home Builders Association

RALPH Z. NEFF

5220 GREENWAY RD. N.W.
CANTON 9, OHIO

To date this book of house designs with floor plans of each and blueprints of several constitutes the most authentic guide for the family planning a postwar home.

The designs are the result of the first house planning competition held since the war began and shows the best thinking of the home builders and architects from all over America who specialize on house design and building. It may also be regarded as the first large competition on homes for postwar.

These are the builders and designers of homes who have their feet on the ground. They don't encourage you to build impractical dream homes.

They seek to lead you along practical lines in the planning of your postwar homes. They recommend homes to you which will bring your family residential contentment and happiness in home ownership.

Such homes will not only serve you well while you own them, but

**The Home Designs Shown
in This Book Include the Six
Prize Winners in the 1945
House Design Competition of
the National Association of
Home Builders of the U. S.**

**Also Presented are the 12
House Designs Awarded
Honorable Mention as Well
as 32 Other Plans Selected
by the Editors of American
Builder for the Features of
Advanced Planning They
Show—An Authentic Guide
for People Planning Post-
war Homes.**

they will also have a stable value for resale if you find you must move to another section of America. They will be built of proved, tested-through - the - years materials and equipment. They will lead you to the

ownership of a home which marks you as a person of sound judgment, reliable habits and good taste in the thing that most marks you in the community in which you live—the type of home you own.

A word about the judges shown at top of this page. They are a cross section of the American family. Two of them represent masses of the American family. Mrs. French heads a womens' club with millions of members. Mr. Stelle heads the "G. I. Bill of Rights" committee of the American Legion. She and he know well what Americans want in their future homes from rubbing elbows with their fellow Americans. Mr. Ferguson heads the Federal Housing Administration through which the mortgages on homes are insured for their long life. Mr. Ashton is president of the American Institute of Architects which largely provides us with the men who adhere to the best principles in the design of homes.

Published by

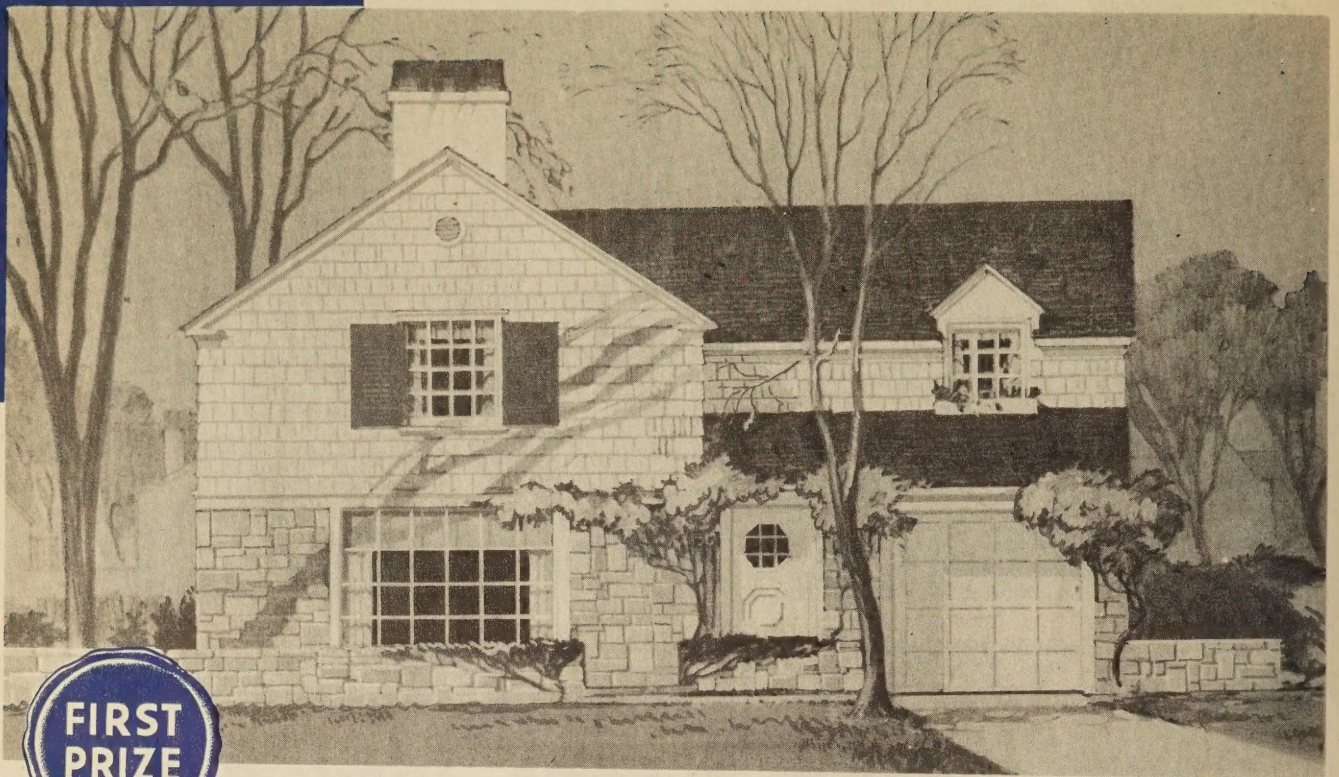
CHICAGO METROPOLITAN HOME BUILDERS ASSN.

228 North La Salle St.

Chicago 11, Illinois

a Chapter of the

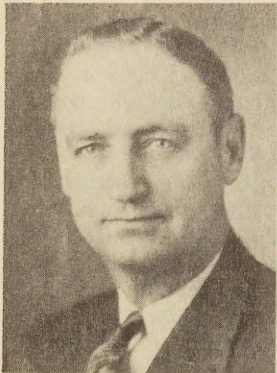
NATIONAL ASSOCIATION OF HOME BUILDERS OF THE U. S.



LARGE BED ROOMS

Balanced Home for Family of Four

800 sq' 1st FL.
878 " 2nd "



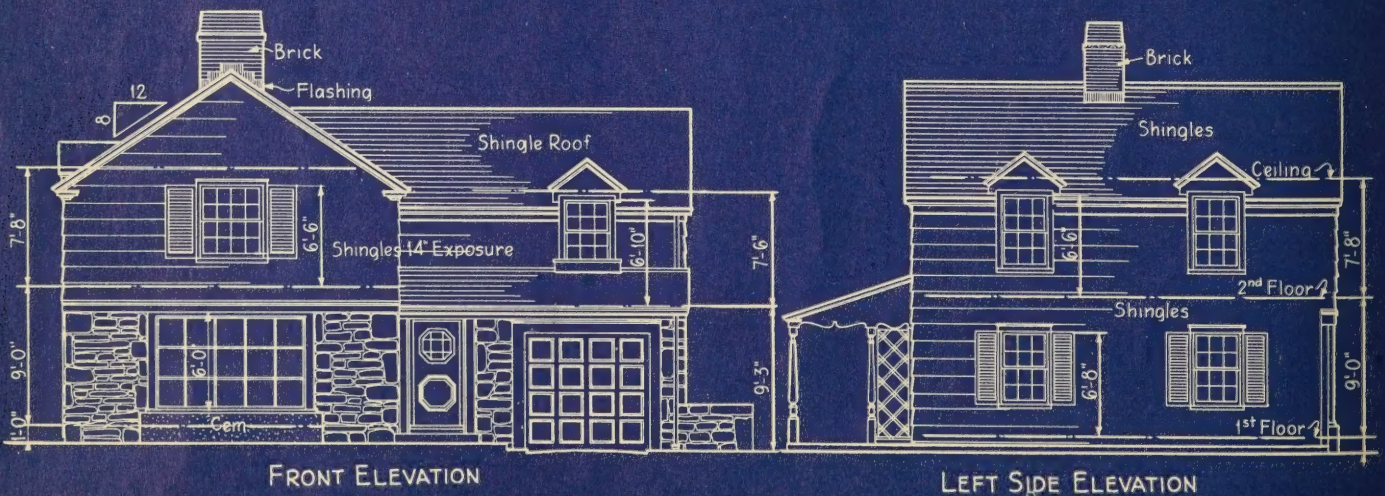
HUGH G. SELBY of Lakewood, Ohio, is winner of first prize for the City Home. The house was designed by Edward G. Conrad, Cleveland architect.

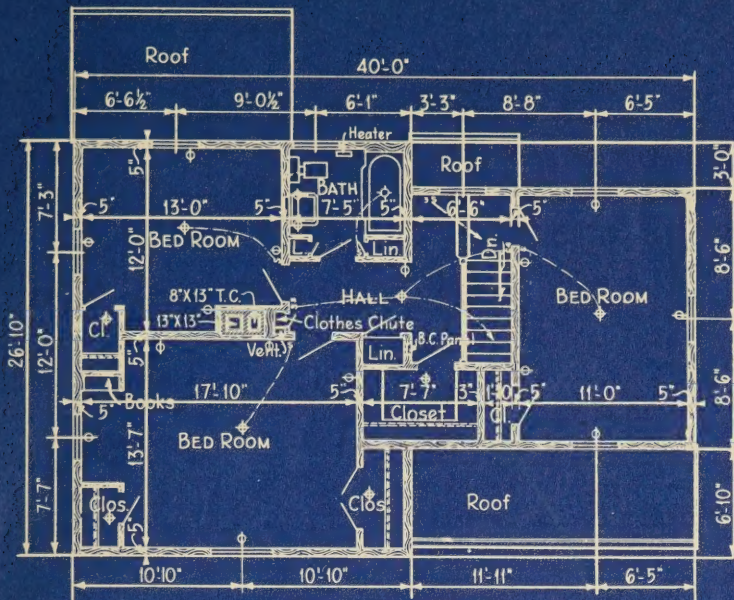
THE winner of this first prize in the N.A.H.B. Design Competition is Hugh G. Selby, president of the Selby Construction Company, Lakewood, Ohio.

The winning design, which was prepared by Architect Edward G. Conrad of Cleveland, is shown on this page, in an *American Builder* blueprint presentation showing construction details.

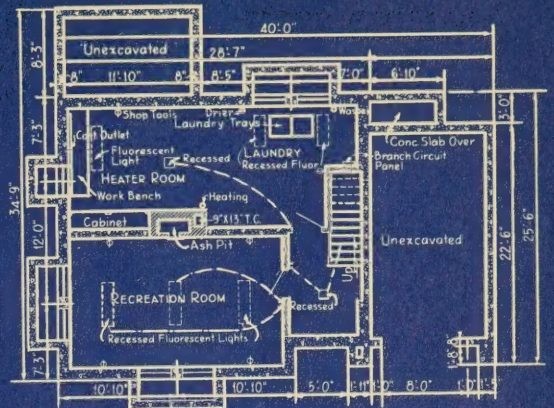
The house was planned to accommodate a family of two adults and two children of opposite sexes. This calls for two bedrooms to handle twin beds, and one for a double bed. The attached garage is required by the severe winters where it will be built, and gives space for the third bedroom.

The living room is well organized for furniture placement. Dining room has direct access from living room and is large enough to accommodate sizable parties.

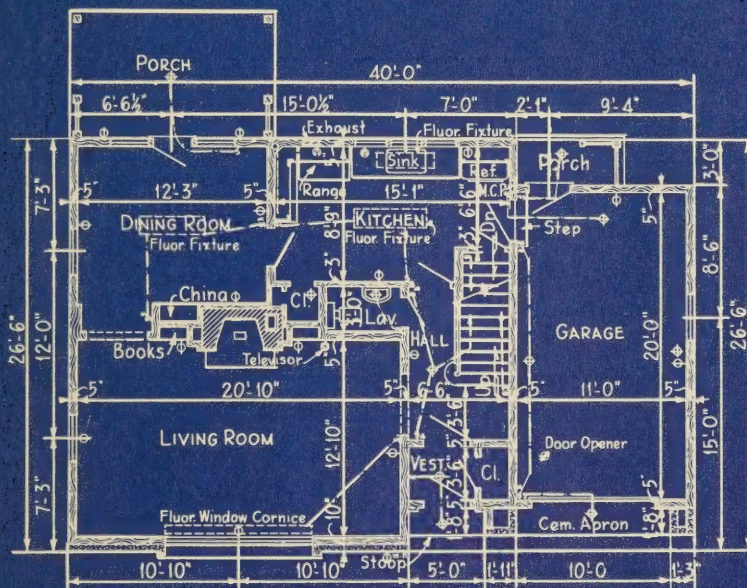




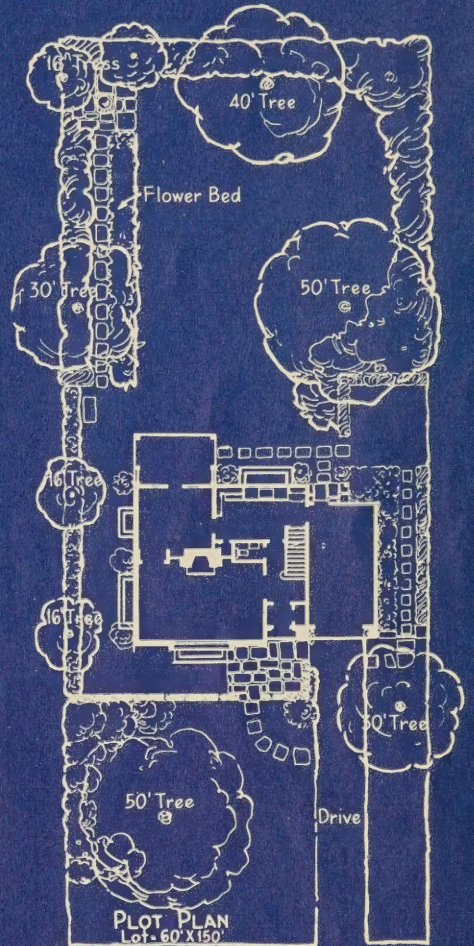
SECOND FLOOR PLAN



BASEMENT PLAN

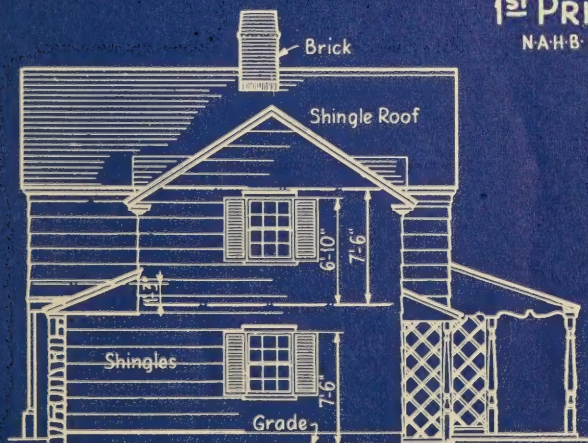


FIRST FLOOR PLAN

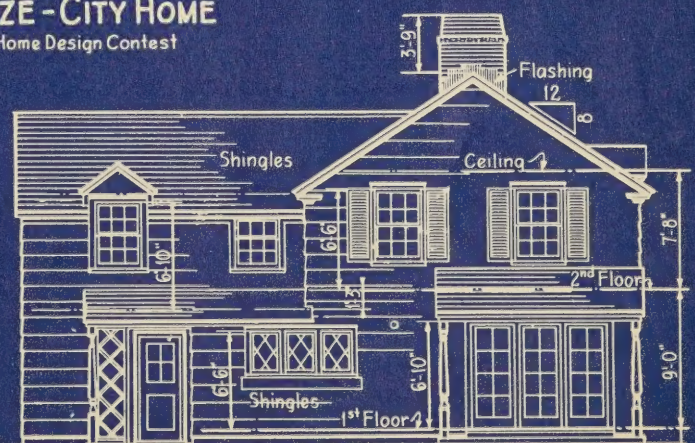


PLOT PLAN
Lot: 60' x 150'

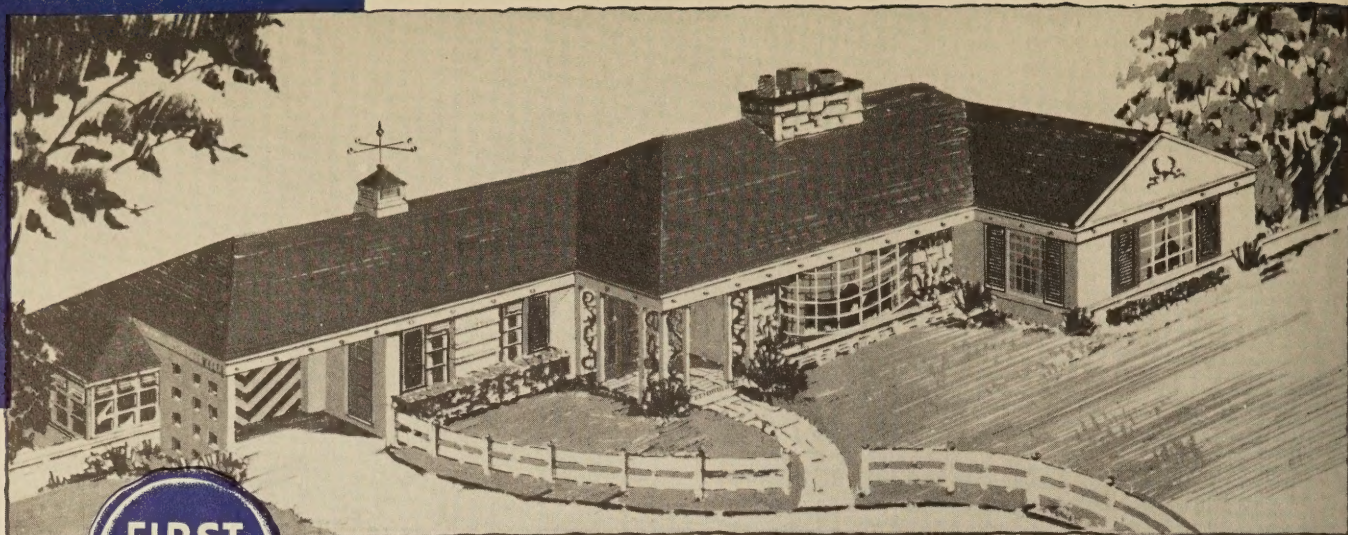
AMERICAN BUILDER
BLUEPRINT PRESENTATION
1st PRIZE - CITY HOME
N.A.H.B. Home Design Contest



RIGHT SIDE ELEVATION



REAR ELEVATION



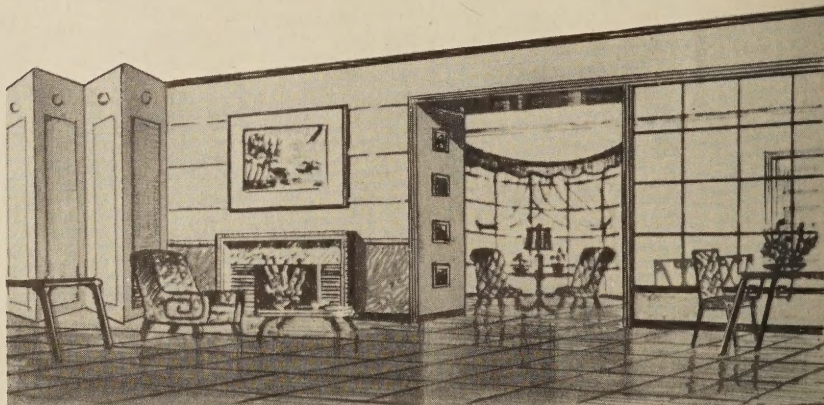
Fine Living, Emphasis on Play

THE Schreiber brothers, Charles, the builder, and Arthur, the architect, of Chicago, Ill., were awarded first prize for the Suburban Home with this design which fits the family which goes for recreation and play.

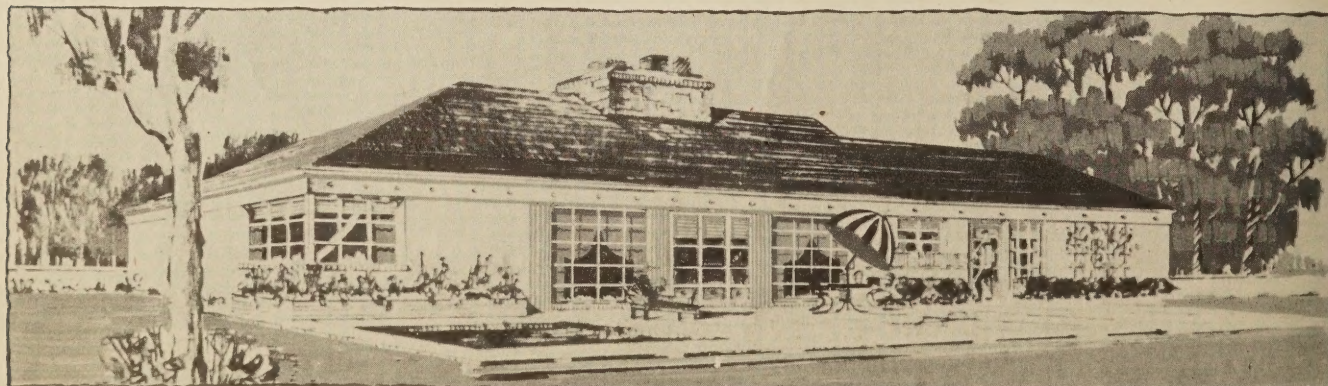
The recreation space embraces the utility of a dining room, a porch and a bedroom or study. Yet when the occasion demands, it becomes one spacious *entertainment and game room*. Further, when weather invites, a huge porch can be created by raising the two large windows and lowering a roll-type screen.

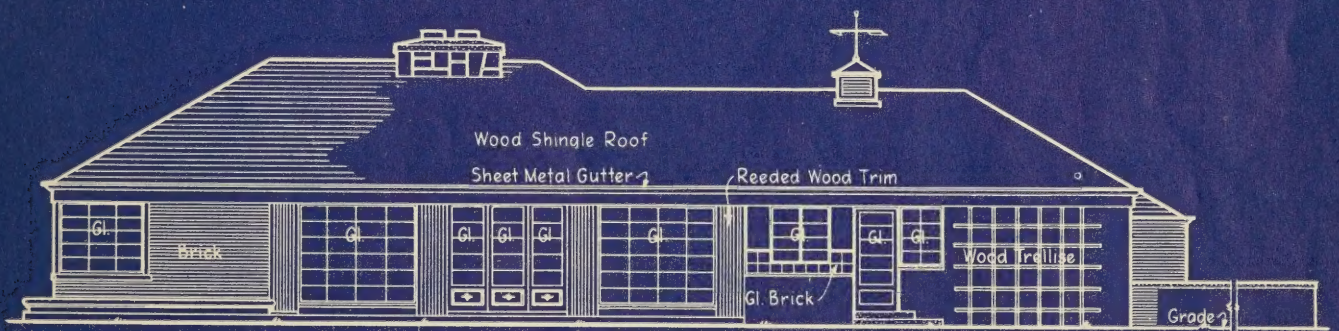
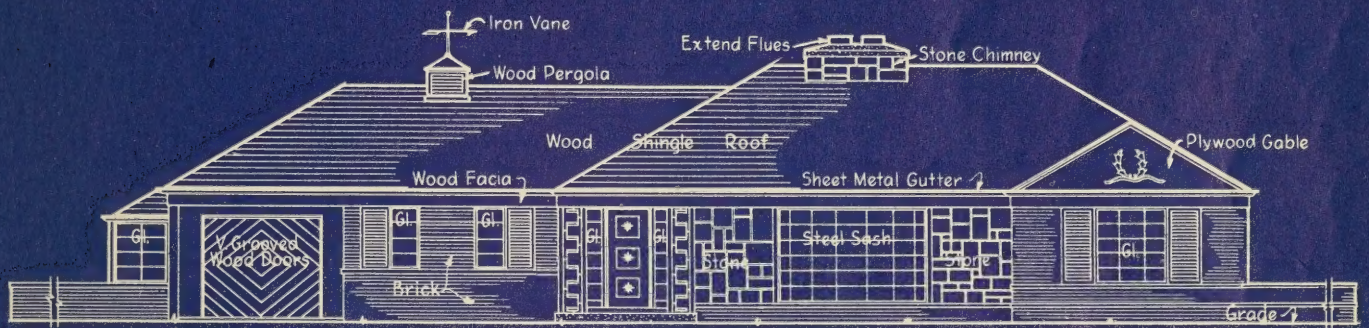
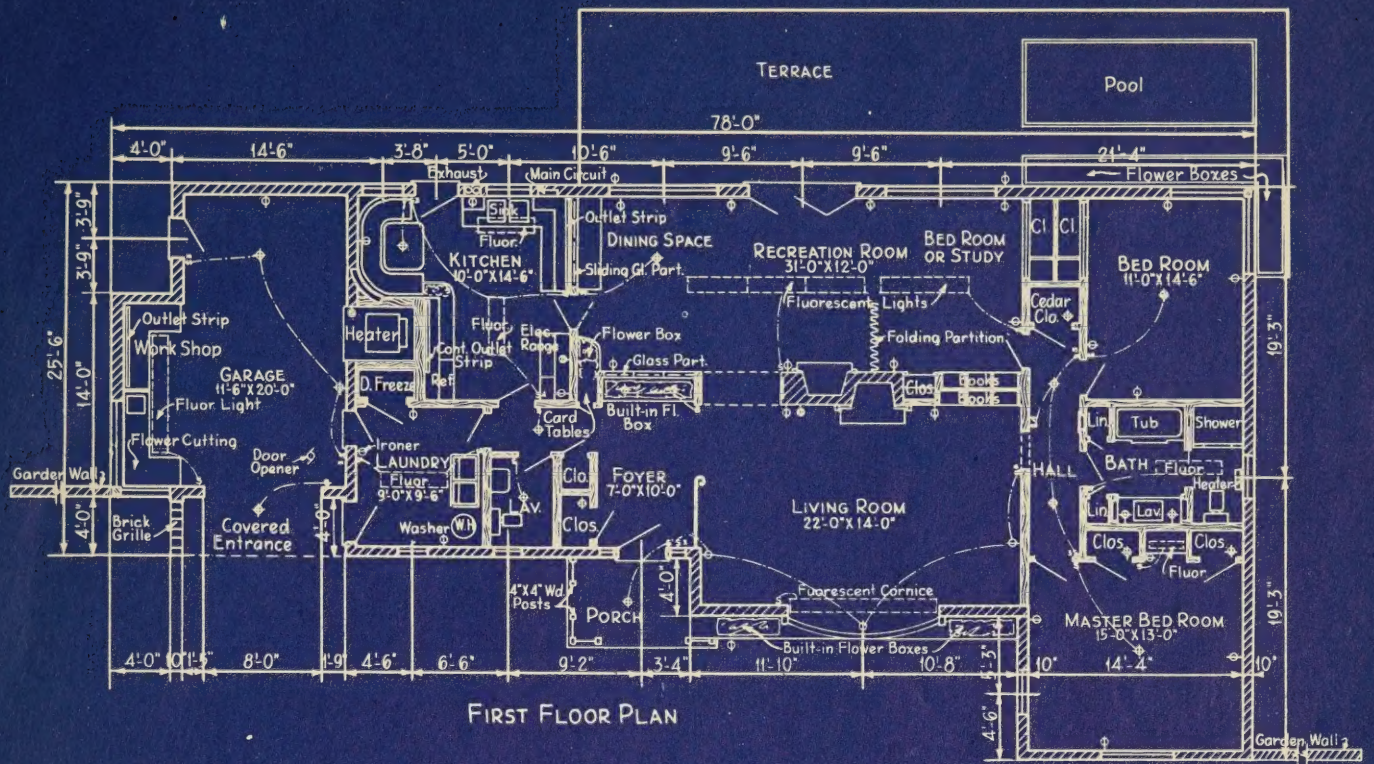


CHARLES SCHREIBER, winner of first award for the Suburban Home, whose brother, Arthur, is an architect and planned the winning design.

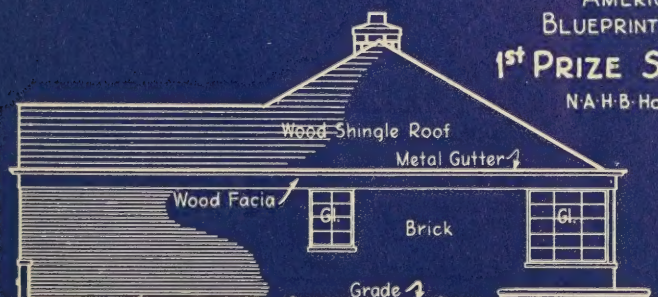


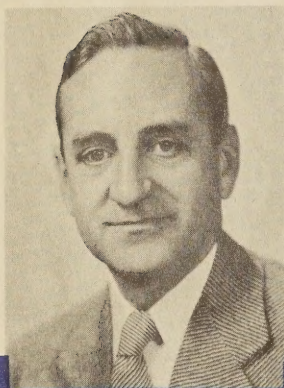
FROM recreation room living room is seen beyond. Below is view of rear and garden looking toward recreation room terrace. Plan deserves a lot of study.





AMERICAN BUILDER
BLUEPRINT PRESENTATION
1st PRIZE SUBURBAN HOME
N.A.H.B. Home Design Contest



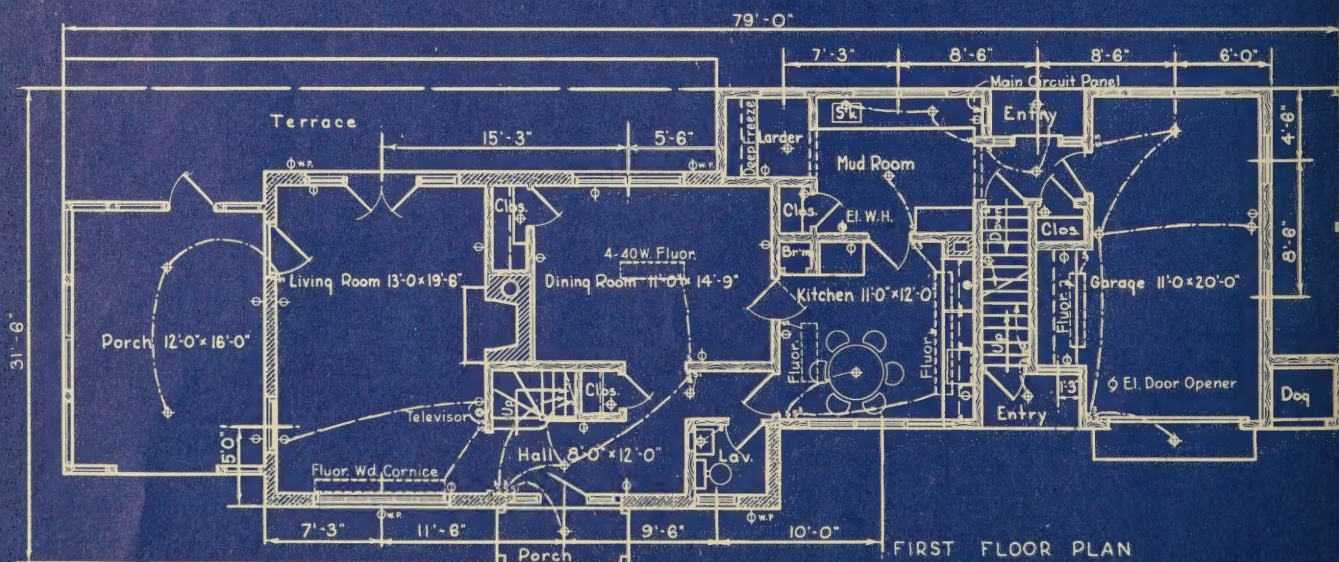


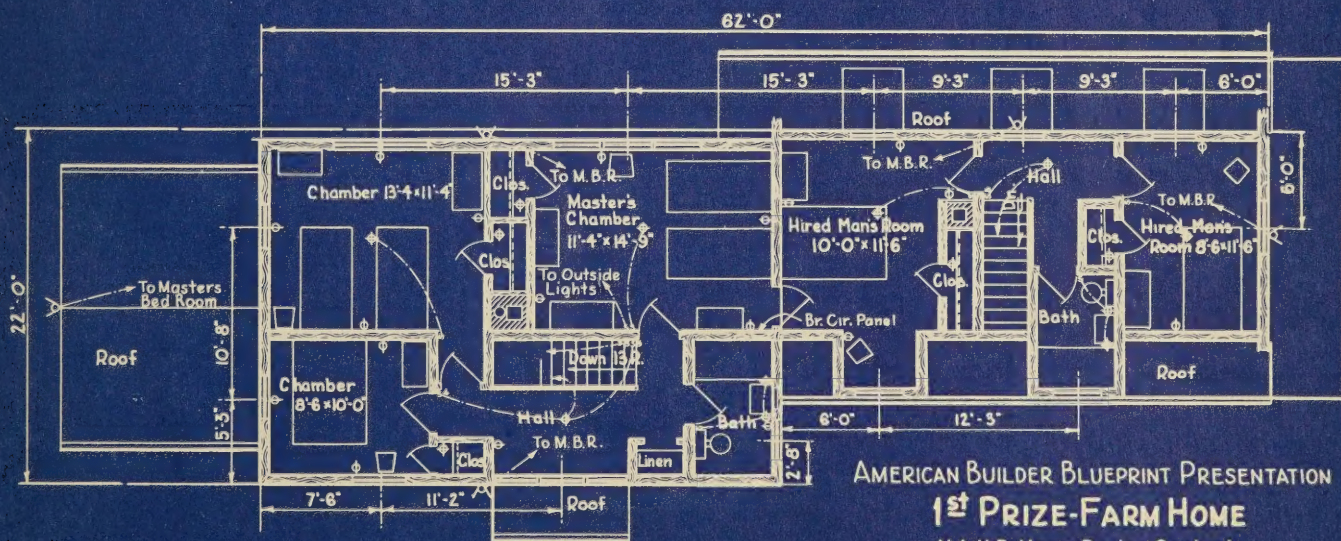
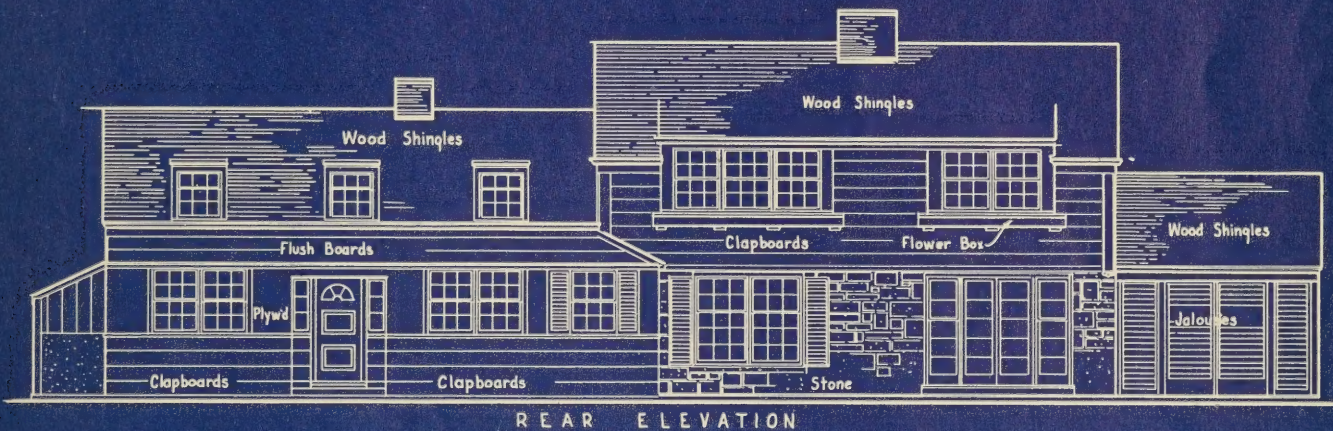
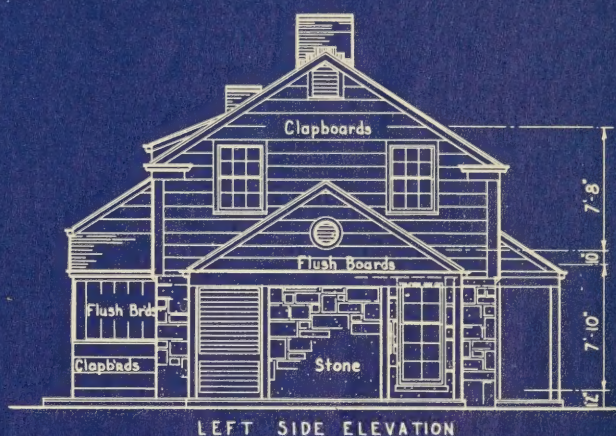
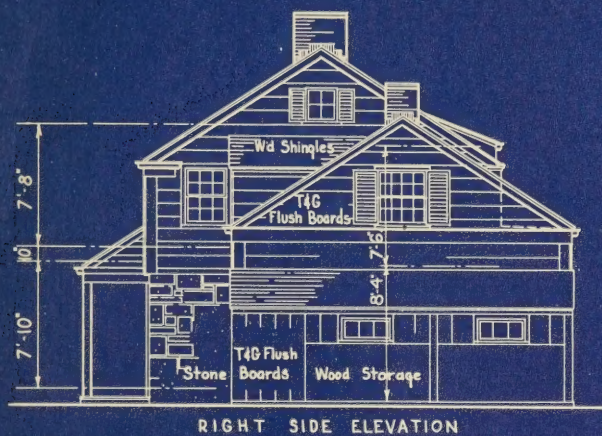
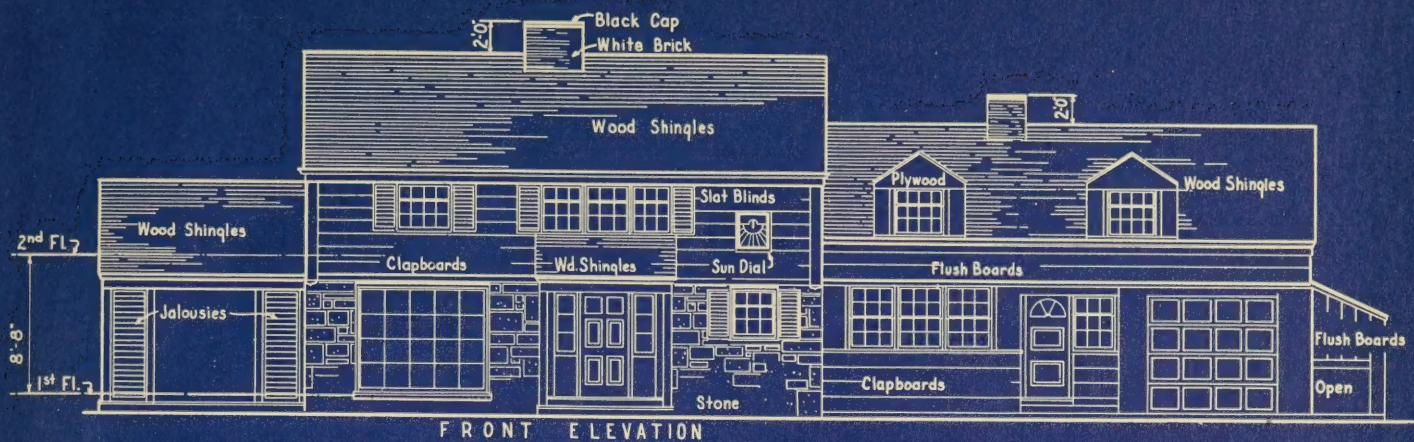
CHARLES A. NIXON
who sponsored this
Farm House design
for Architect Carl A.
Kastrup which won
first prize. Nixon is
from Chicago, Kastrup
from Forest Park, Ill.

Flexibility Fits the Farmer

THE farm house shown in this exhibit has been conceived as an ideal American Farm House and provides a maximum of flexibility because of the varying requirements of the individual farmer. The basic unit, which is to be built first, includes the living room, dining room, first floor lavatory, kitchen and mud room. It would provide ample livability for the farmer who has only one hired man and does not have immediate use for a garage, using the barn for car storage. The plan is flexible because of the spacious kitchen with excellent dining space. The dining room could also be used as a sleeping chamber.

The basic unit could be built for \$9200 in Northern Illinois, Kastrup says. The garage, bath and second hired man's room would cost an additional \$1200. A further amplification is with a two-car garage and a third hired man's room.





AMERICAN BUILDER BLUEPRINT PRESENTATION
1st PRIZE-FARM HOME
 N.A.H.B. Home Design Contest



For the Big City Narrow Lot

BUILDER E. C. Mahoney, Chicago, who took first prize in this class with the compact home reproduced here, believes that a home for this class of occupant should be planned for the congested areas which prevail in large industrial cities.

It is characteristic of our large cities that land costs are high, and narrow lots must be used. For this reason the architects were asked to plan a house to meet these requirements.

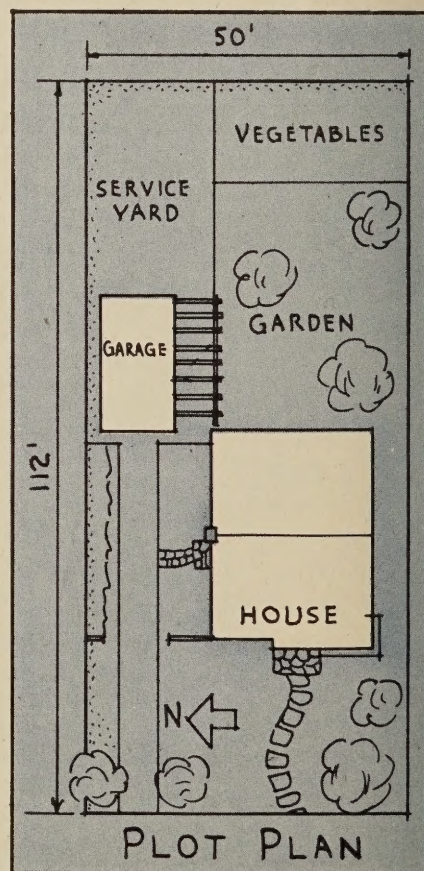
The house is compact with living quarters and kitchen to the front and all sleeping rooms in the rear for privacy from the traffic of the street. Bathroom is centered for convenience of all rooms.

The kitchen holds large dining area in absence of a separate dining room. The equipment has an ideal arrangement for step saving, and ample outside light. Worth study is the application of the ideal arrangement in the minds of kitchen planning experts—the sink centered between range and refrigerator.

Mahoney claims it can be built for \$4700 with \$850 to be added for the extra upstairs bedroom and bath. Rent would be \$40 to \$50 a month.



E. C. MAHONEY—who entered this house for a narrow lot and won first award for the Industrial Worker's Home, employed Architects Martin Braun and A. J. Del Bianco, whose designs won awards in several other classes in the contest.

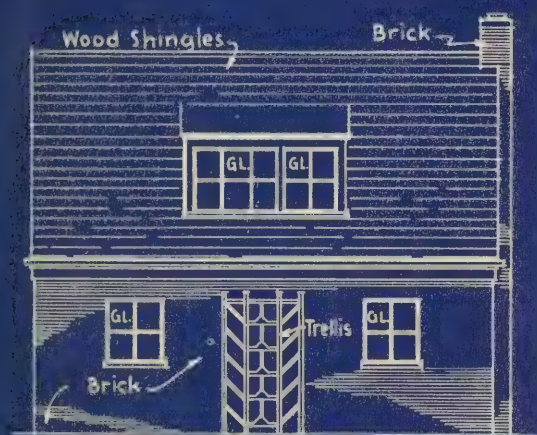




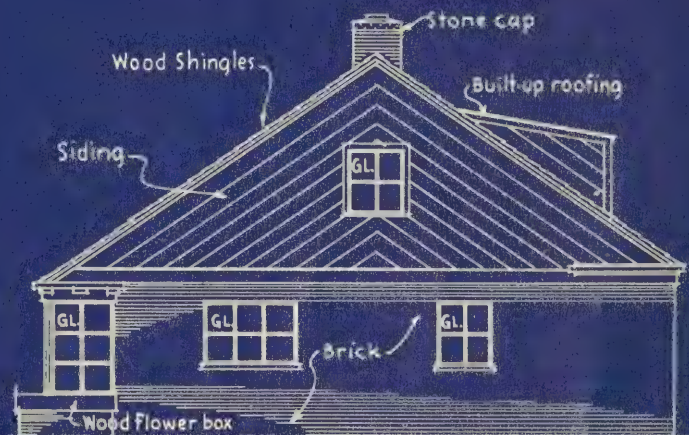
FRONT ELEVATION



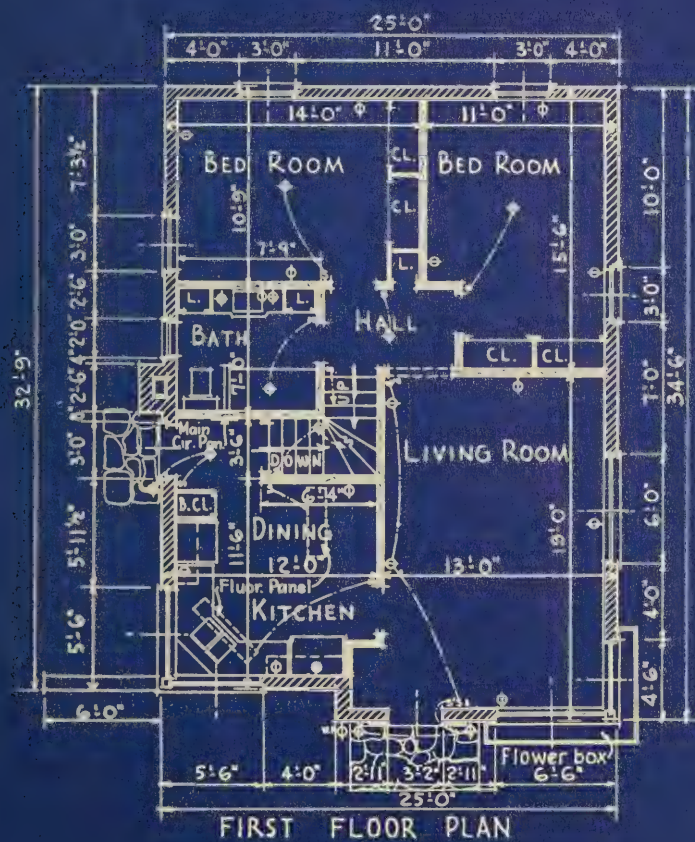
NORTH SIDE ELEVATION



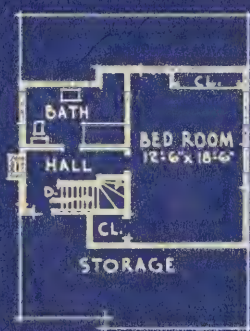
REAR ELEVATION



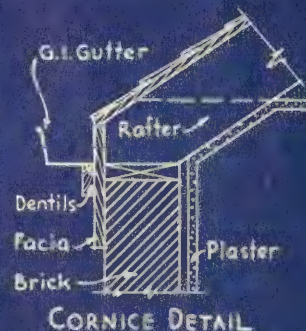
SOUTH SIDE ELEVATION



FIRST FLOOR PLAN



FUTURE SECOND FLOOR



CORNICE DETAIL

AMERICAN BUILDER
BLUEPRINT PRESENTATION
1ST PRIZE
INDUSTRIAL WORKER'S HOME
N·A·H·B Home Design Contest



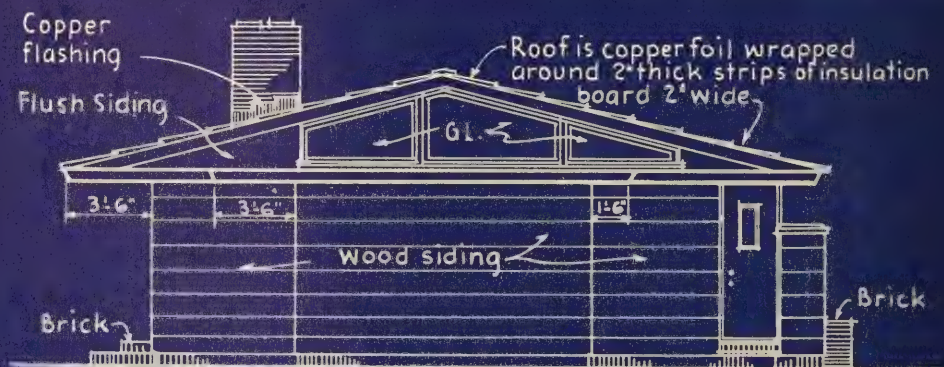
**FIRST
PRIZE**

A One-Unit Apartment House

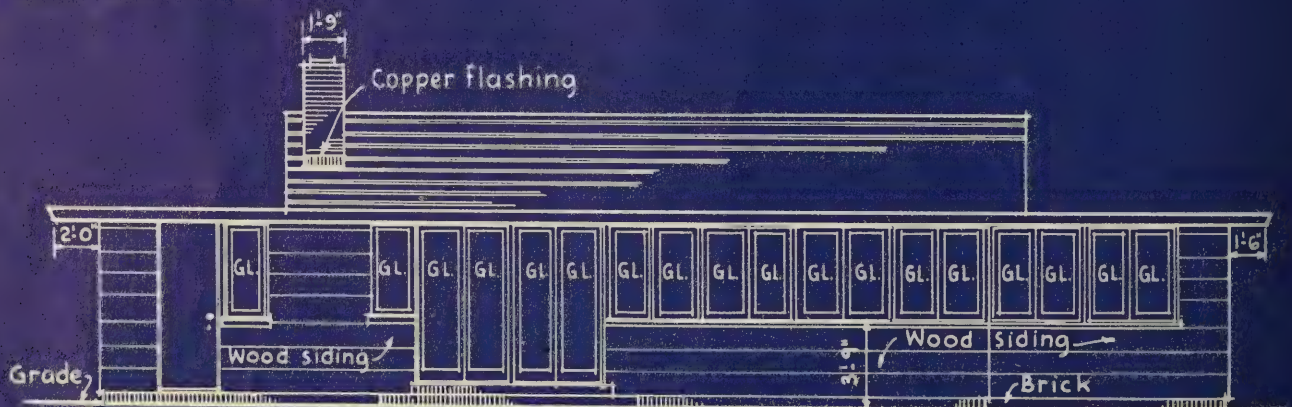
THIS winner, submitted by Todd Tibbals and Associates of Columbus, Ohio, was designed to provide an ideal small living unit for working or retired couples, newlyweds, and school teachers or bachelors living together. It affords the complete living accommodations of a modern apartment but preserves the privacy of the single home.



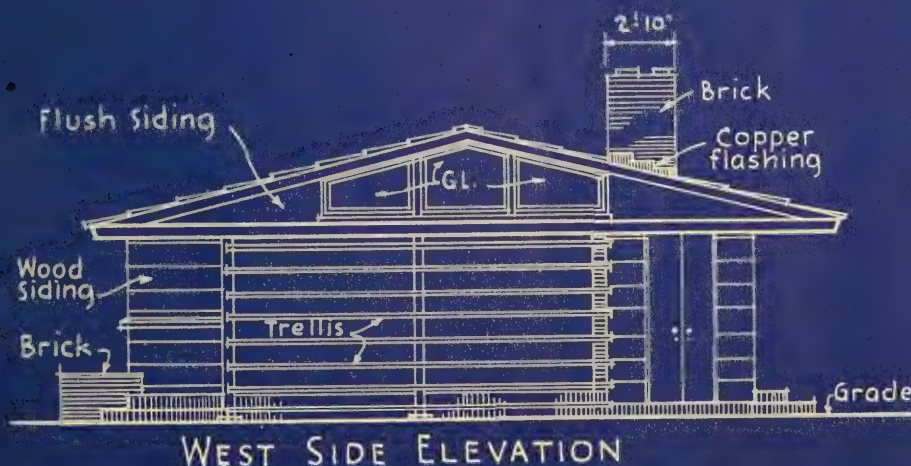
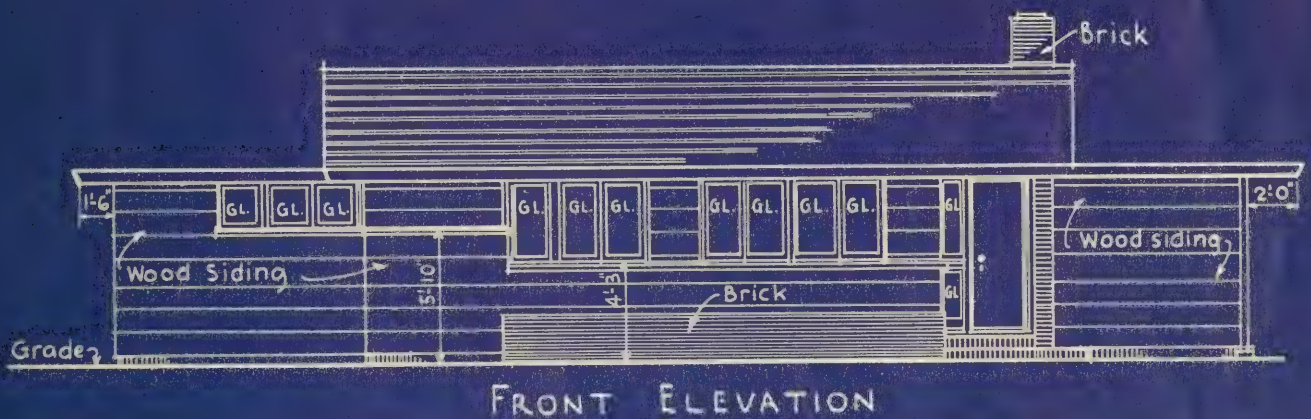
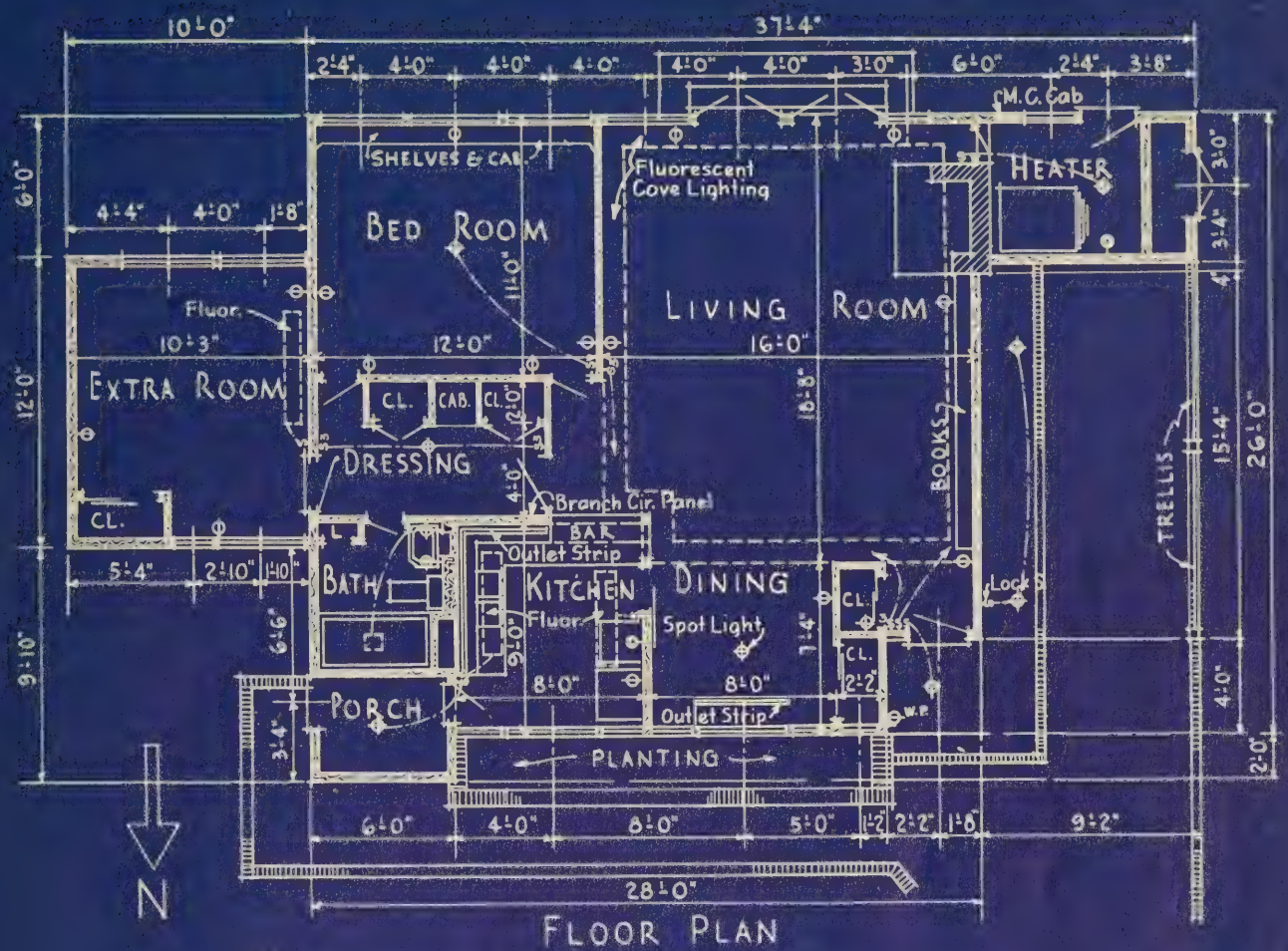
TODD TIBBALS and Associates came in first in the Home for Two class with the neat design shown here. Noverre Musson, architect.



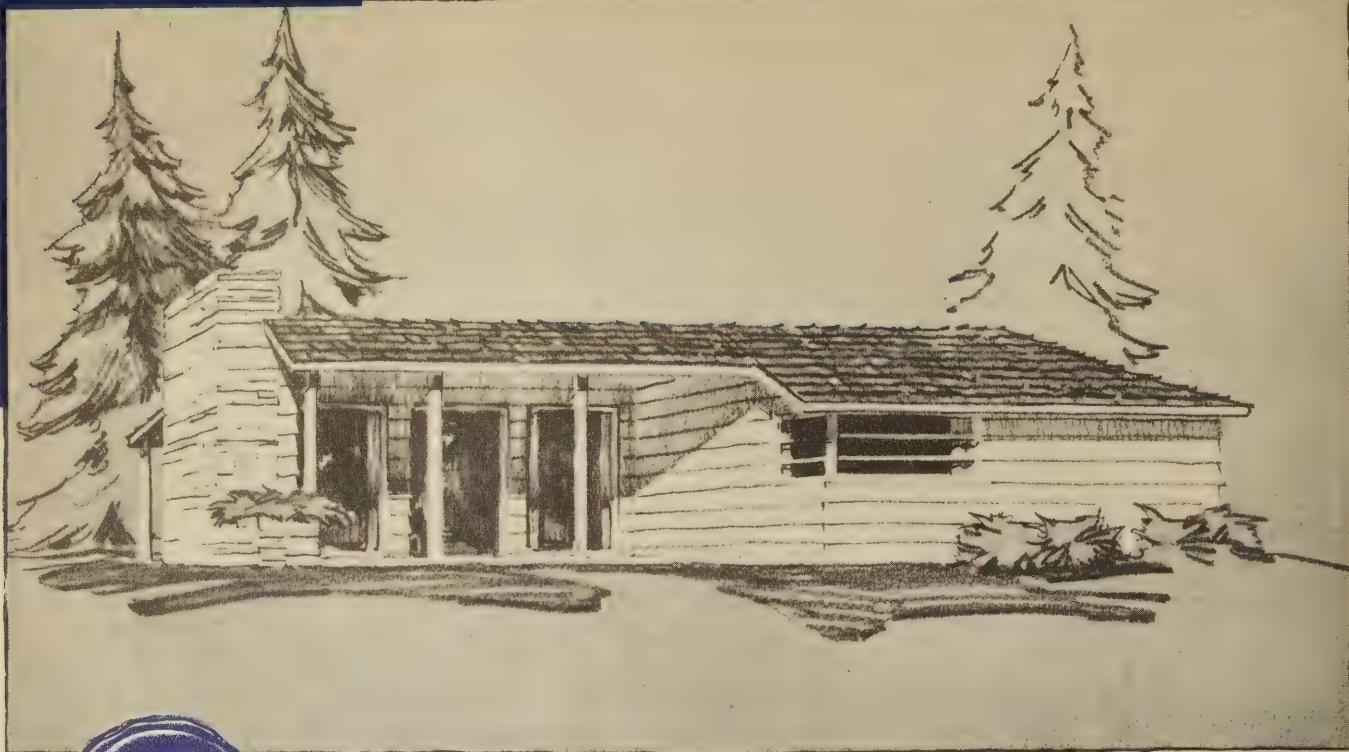
EAST SIDE ELEVATION



REAR ELEVATION



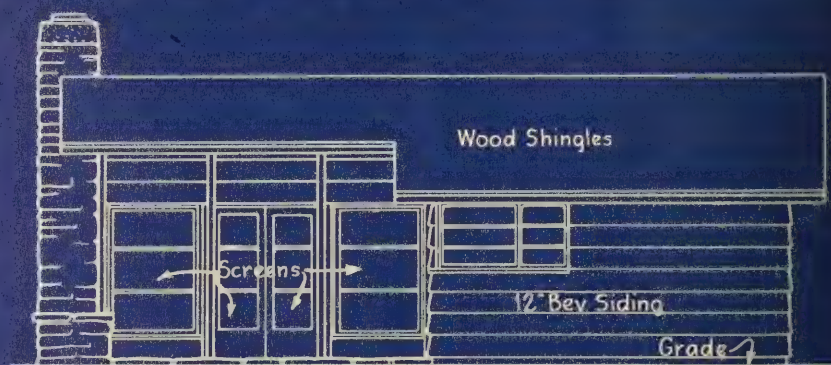
AMERICAN BUILDER
BLUEPRINT PRESENTATION
1st PRIZE
HOME FOR TWO
N.A.H.B.
Home Design Contest



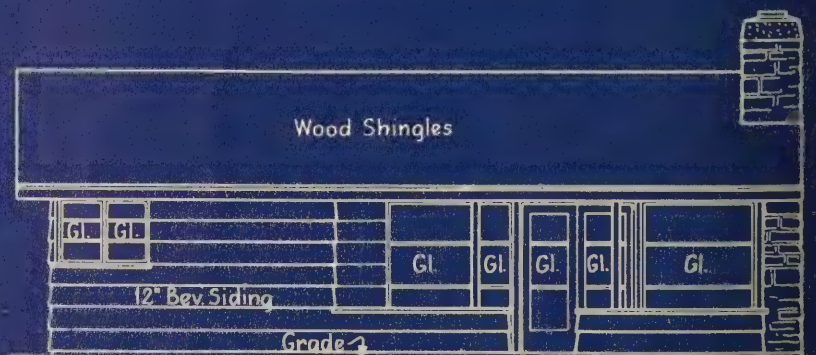
For Northern Summer Living



EARL CARROTHERS, who is winner of the first prize in N.A.H.B.'s Design Competition for the Summer Resort Home. His partner in the home building business is Architect Martin Braun, who in association with A. J. Del Bianco, another architect, designed the winner in this class.



FRONT ELEVATION



REAR ELEVATION

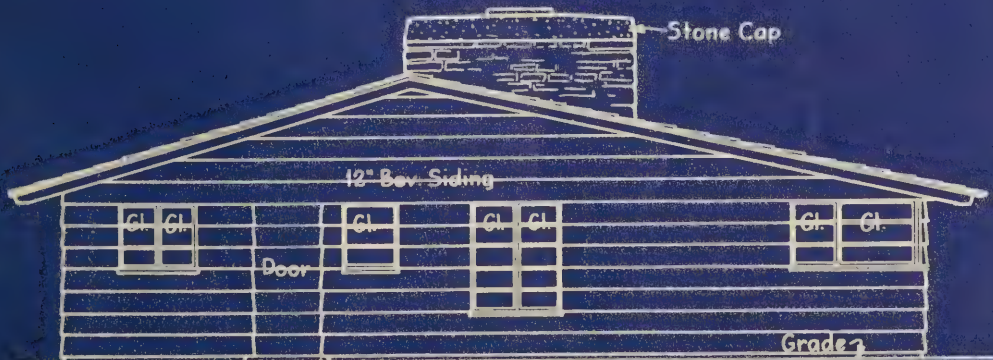
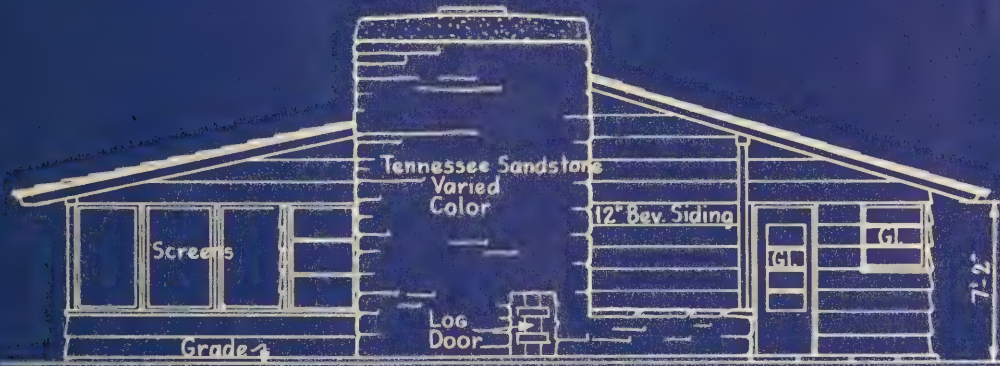
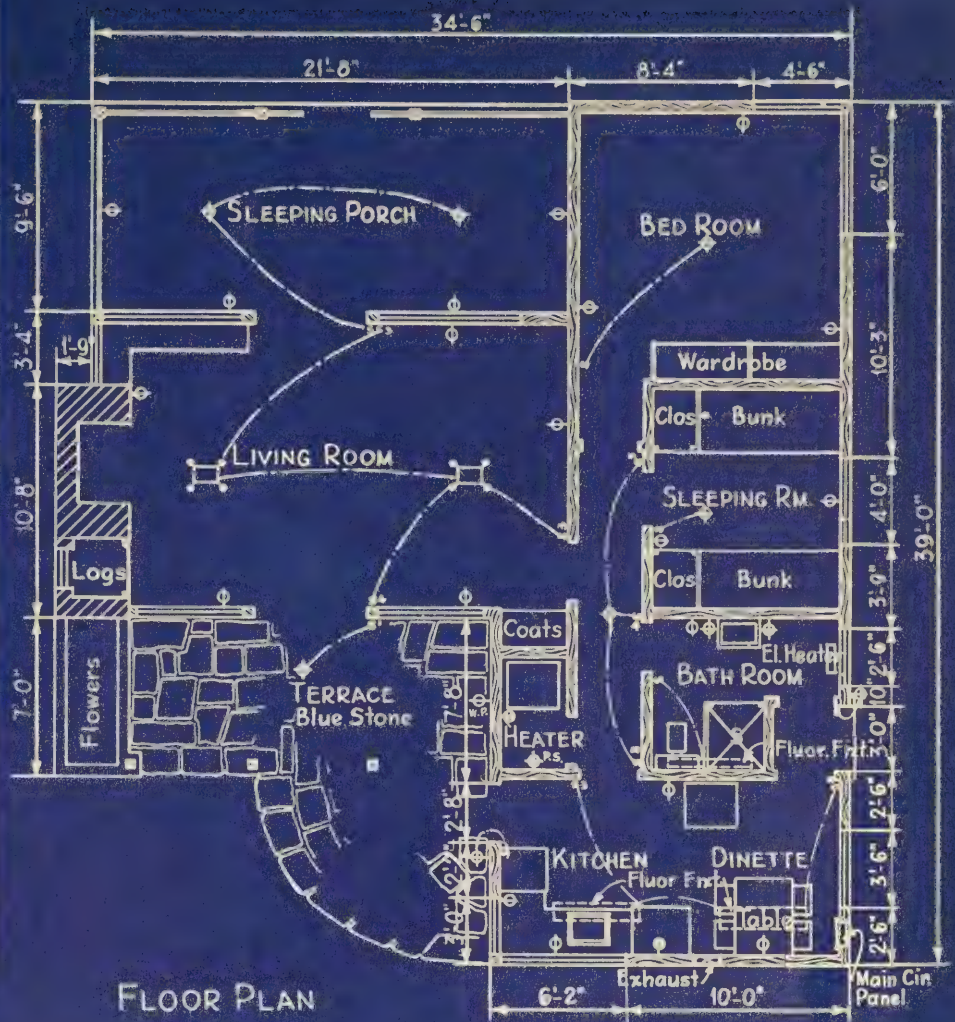
THE statement which Earl Carrothers submitted with this design claims that the home can be built in character in the North, South, East or West. A quick appraisal bespeaks the truth of this claim.

When only the members of the family are present, they would normally have their meals in the kitchen. Yet plenty of outside and inside dining area is available for a crowd of week-end guests.

The blue stone terrace serves also the double duty of an outdoor living room. The fireplace meanwhile takes the chill off cool evenings in the spacious enclosed living quarters.

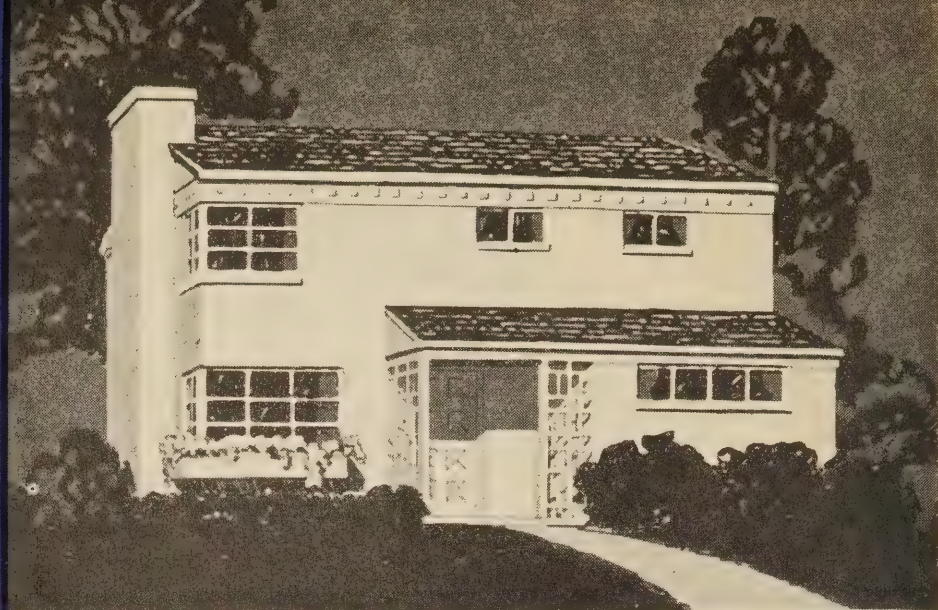
Study of the plan suggests that it is well adapted also to year round living without any changes.

It is claimed by Carrothers that the house can be built for \$2,000 without land. It looks like a lot of house for this much money.



AMERICAN BUILDER
BLUEPRINT
PRESENTATION
1st PRIZE
SUMMER HOME
N.A.H.B.
Home Design Contest

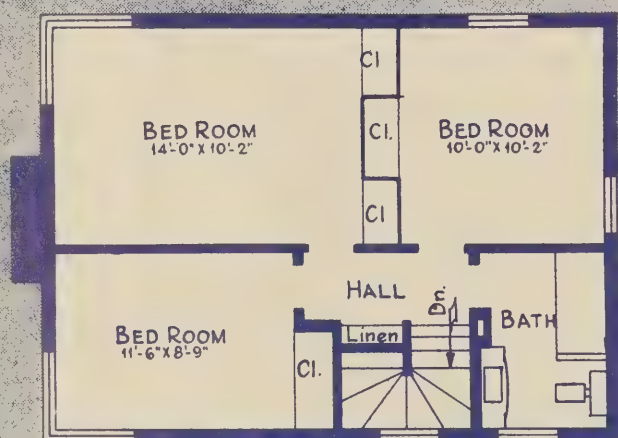
SEVEN SELECTED HOMES FROM N.A.H.B. PRIZE CONTEST



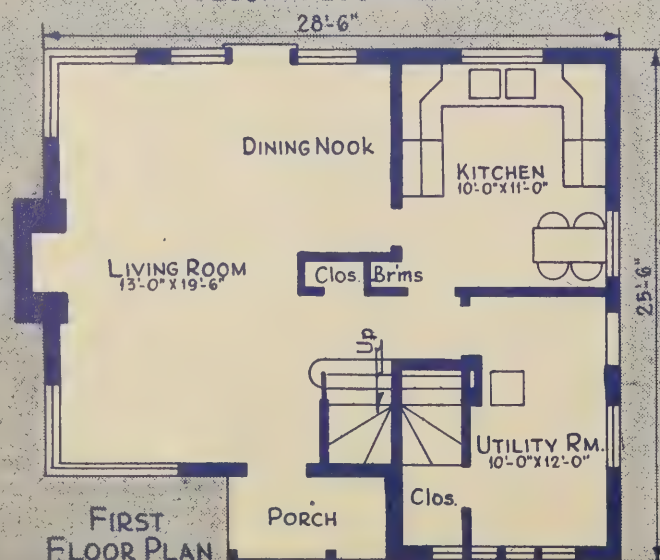
For Areas with High-Cost Land A Worker's Home Must Be Narrow

This *honorable mention* award winner in the *industrial worker's home* class, is an entry of Carrothers and Braun, Oak Park, Ill., in N.A.H.B.'s \$6,000 design competition. Six other award winners appear this month. It was especially planned to be built in densely populated sections where land costs are notoriously high. Since the lot is very definitely a part of the cost of a worker's home, the house must be planned to take as little land as possible. Braun and Del Bianco are the architects.

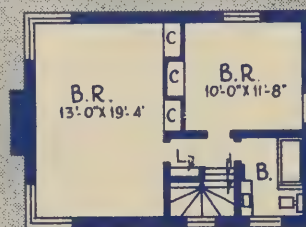
14



SECOND FLOOR PLAN



FIRST FLOOR PLAN

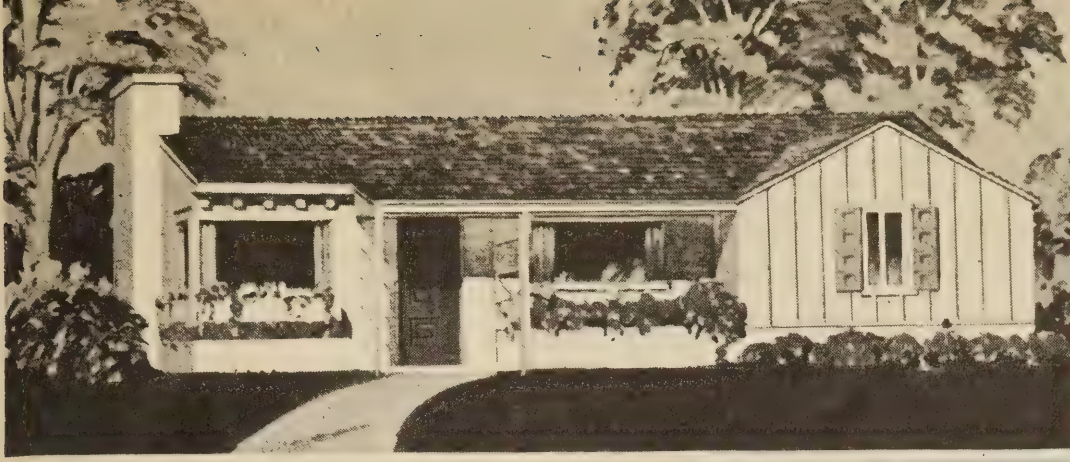


ALTERNATE 2ND FLOOR PLAN



REAR ELEVATION

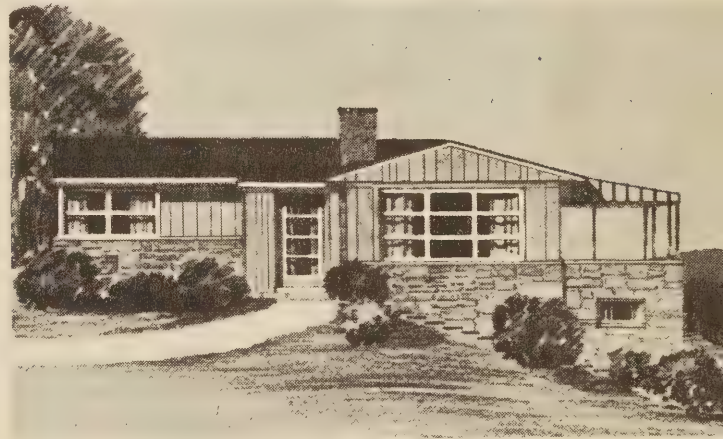
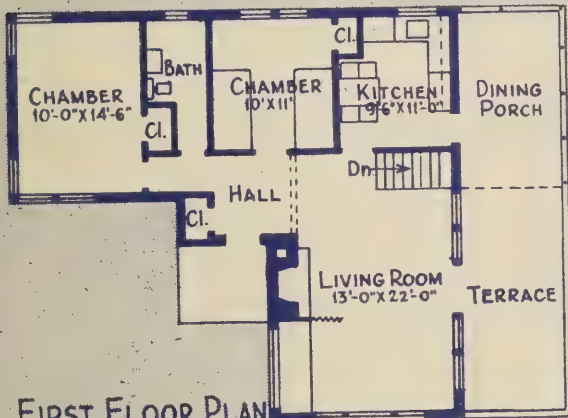
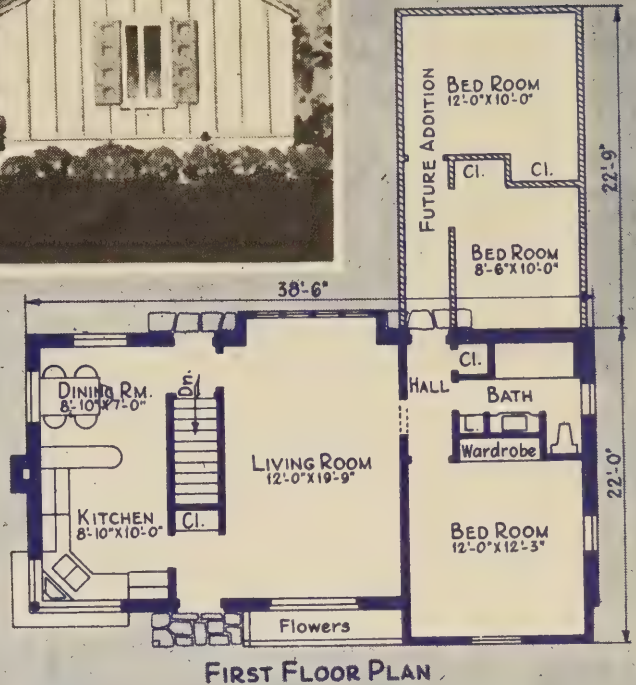
NORTH ELEVATION



For Spacious Homesite

Anderson and Schuh of Chicago submitted this one-floor plan which suggests living with a minimum of drudgery because of its step-saving utility room. Automatic central heat and air conditioning provide *correct indoor climate* without attention. Upholstered dining area is a part of the perfect kitchen plan, which saves many more steps.

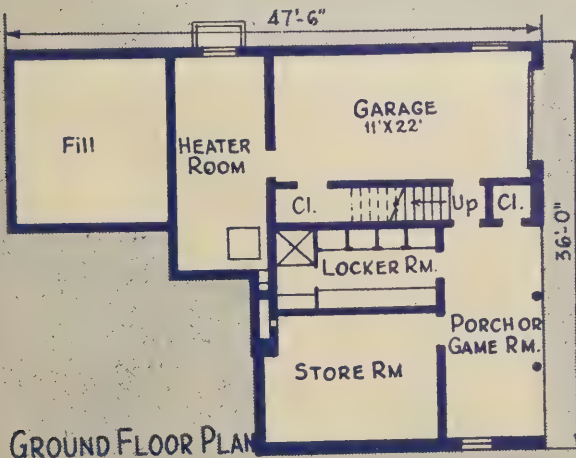
The architects were Braun and Del Bianco.

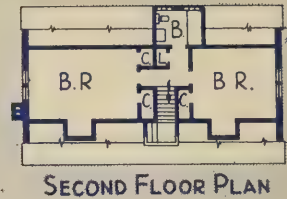


All Year Summer Home

While it was entered in the *summer resort home* class by Harris Homes of Chicago, Ill., this home was conceived as the type of dwelling which could also serve as an all year home.

"This home was designed as a lake shore residence where the normal conditions provide for a rather steep slope to the lake front. Advantage was taken of this condition to allow for a heater room and bath house facilities, including a porch which may be used as a game room on the ground floor so that bathers will not be required to come through the first story section of the home." Quoted from the statement made by Harris Homes. Harris Homes estimated the cost of this home at \$6,750 in Northern Illinois, subject to the type of equipment to be included.

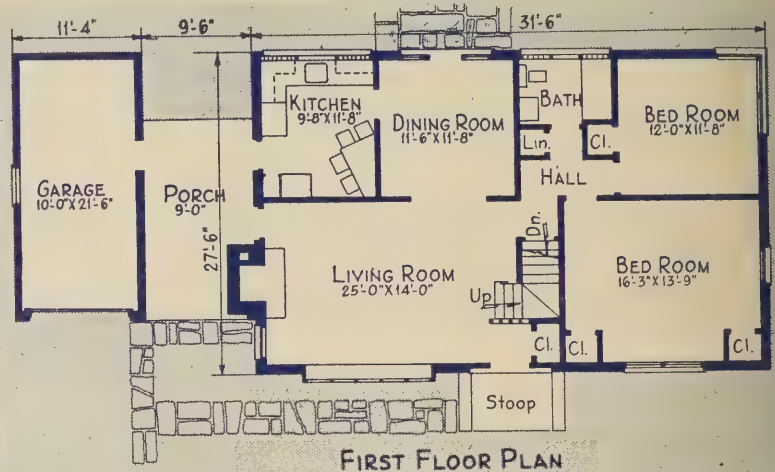




For the Suburbs

Rudolph A. Matern of Matern, Graff and Paul, New York City, captured honorable mention with this two-bath, four-bedroom design intended for a lot 80 by 125 feet.

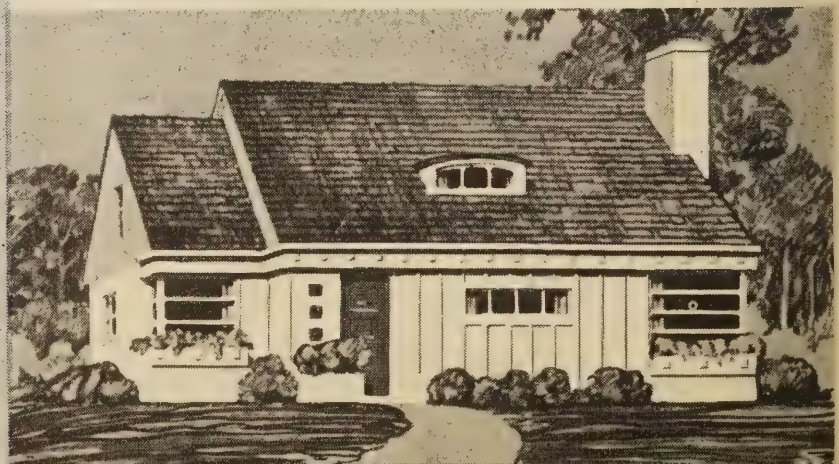
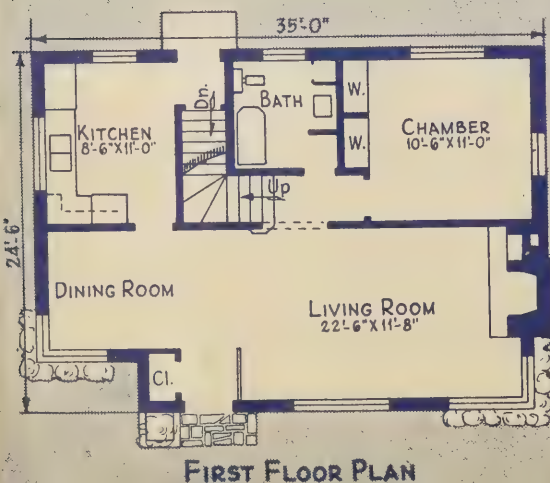
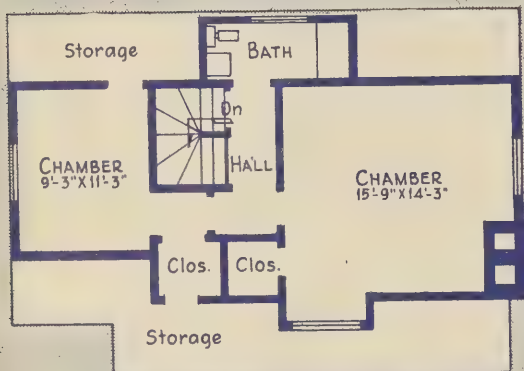
It is intended for the middle-class suburban development, catering to the "junior executives" group, according to Matern. The second floor could be finished in later years to accommodate the family's growth. When children reach maturity and leave home, the parents have complete living facilities on the ground floor without the hazard of using stairs in their old age.



Home for Two—Others Later

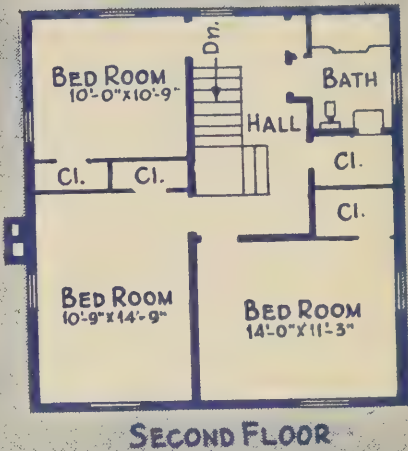
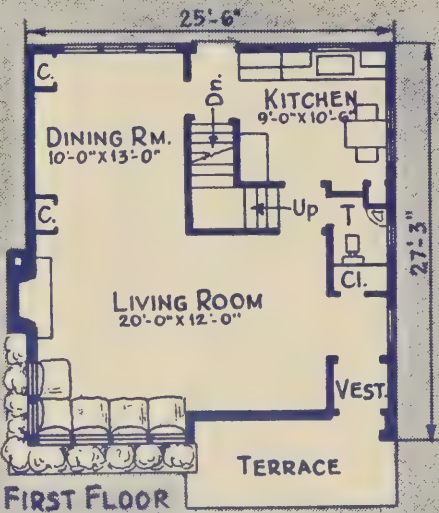
While it won an award in the *home for two* class, with inexpensive alterations it can accommodate others who might be hoped for later. So say Carrothers and Braun, of Oak Park, Ill., who entered this compact design along with others which won first prizes and honorable mentions. Architects are Braun and Del Bianco of Oak Park.

The spacious living room for entertaining makes it ideal for the young couple starting out. This is not commonly planned into the smaller, lower-cost homes, Earl Carrothers said.



Livability In Town

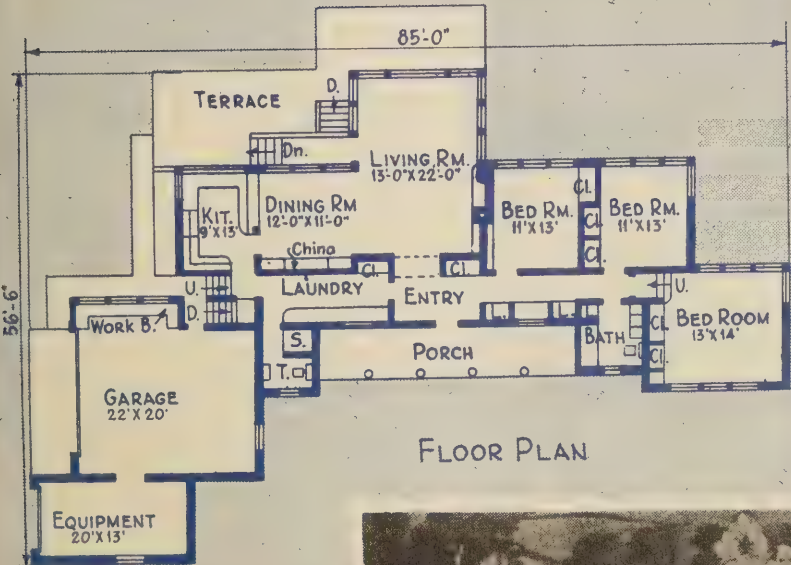
Hugh G. Selby, Lakewood, Ohio, who won the first prize for the *city home* class, also placed in the honorable mentions with the design presented here. The living room is generous in size and well planned for furniture placement. A spinet piano and desk fit in with a five-piece, modern davenport. The kitchen makes serving into dining room or paved terrace an easy task of few steps. Kiddies with dirty shoes reach the lavatory without traipsing through the house.



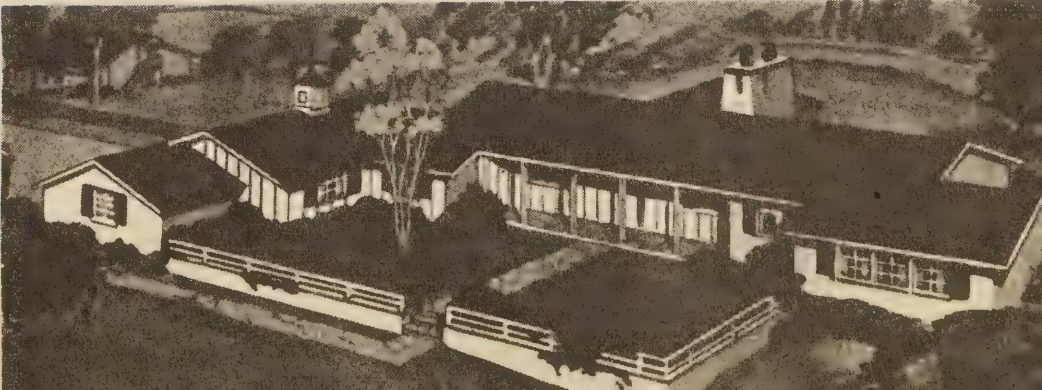
This Farm Home Lifts Livability

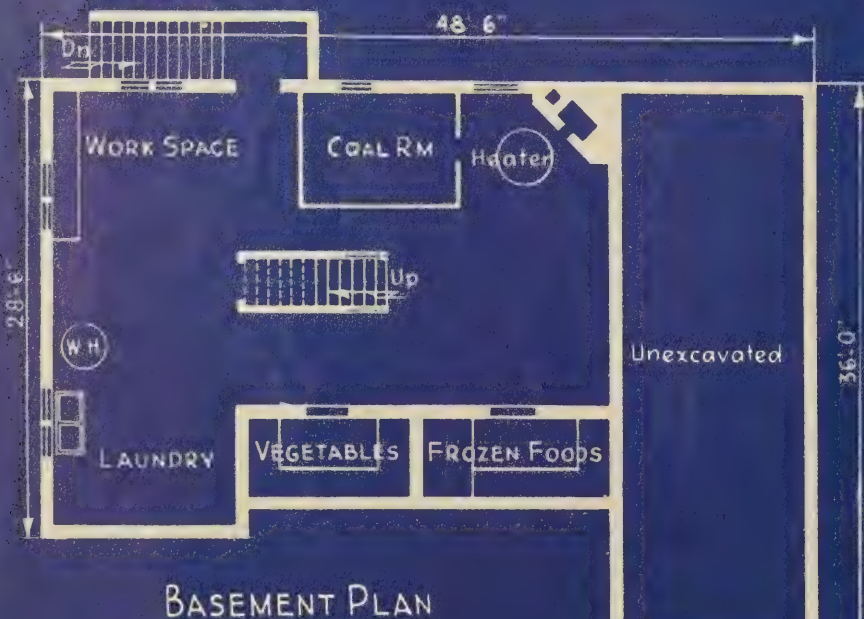
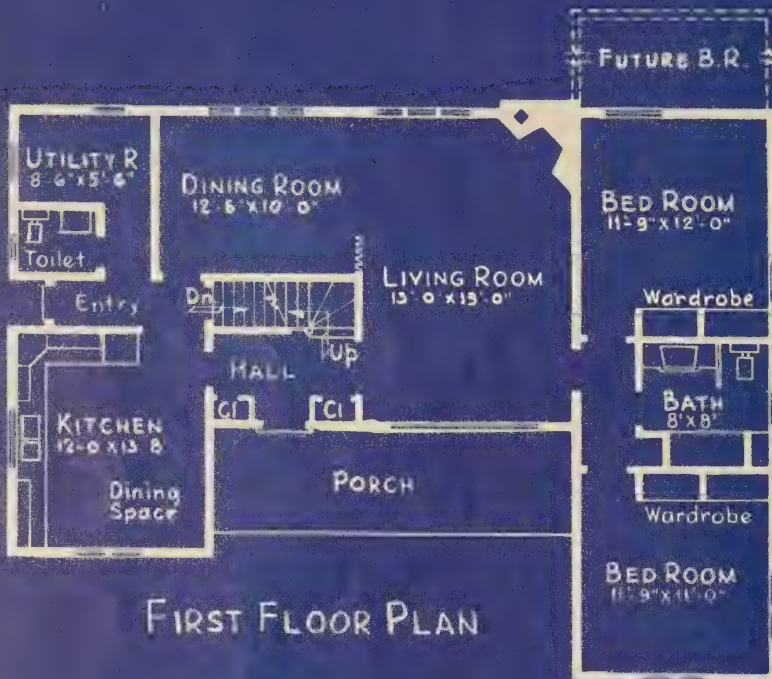
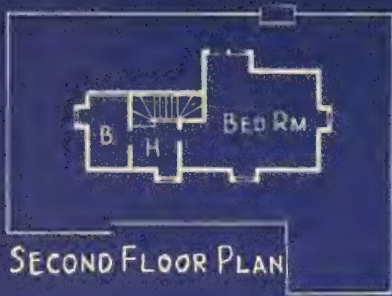
THIS charming, rambling home, entered in the National Association of Home Builders' \$6,000 design competition by The Richard B. Pollman Company, of Detroit, Mich., received an honorable mention award in the farm home class. Six others which received the same award appear this month.

The plan merits careful study for its excellent planning of broad *window-walls* and the kitchen-dining area with its step-saving character.



GLASS WALL surrounds the workbench wing of the garage, assuring an excellent flood of light. Lavatory is convenient to kitchen, modern laundry and entry without passing through other rooms.





More Designs from Contest

The farm house shown on this page won an honorable mention award. Entered by Carrothers and Braun of Oak Park, Ill., it was designed by Architects Braun and Del Bianco, who won several awards.

Service entrance permits farmers to wash up and change clothes before tracking through the house. The general use room can serve for sewing, ironing, and a storage for work clothes and light tools.

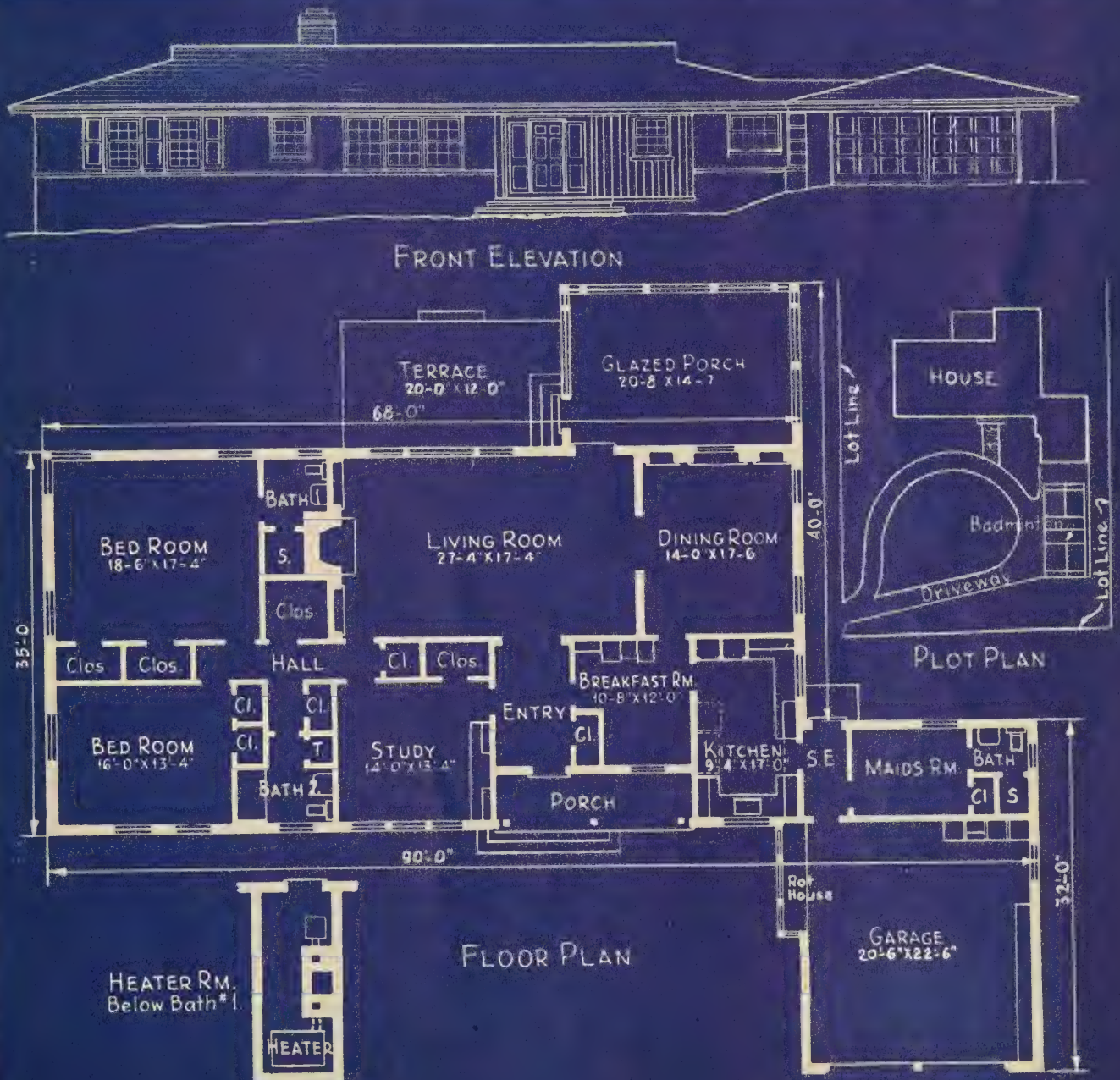
Dining space is provided in kitchen for winter when work is light. Dining room serves for summer season's expended help.

On next page is the design for a suburban home, entered by Joseph W. Davin, of Whatley, Davin and Co., Jacksonville, Florida. It arrived too late to be judged. Special study was given to planning the kitchen area, conveniently flanked on one side by the breakfast room and on the other by the servant's room and bath. Both bedrooms enjoy the luxury of private baths. Storage space fairly floods this house. Note two closets in bedrooms.

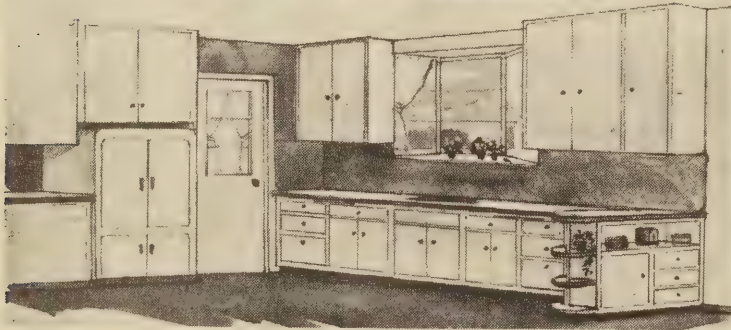
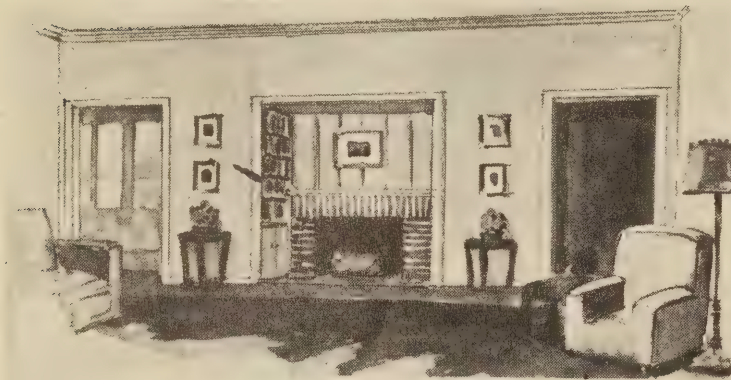
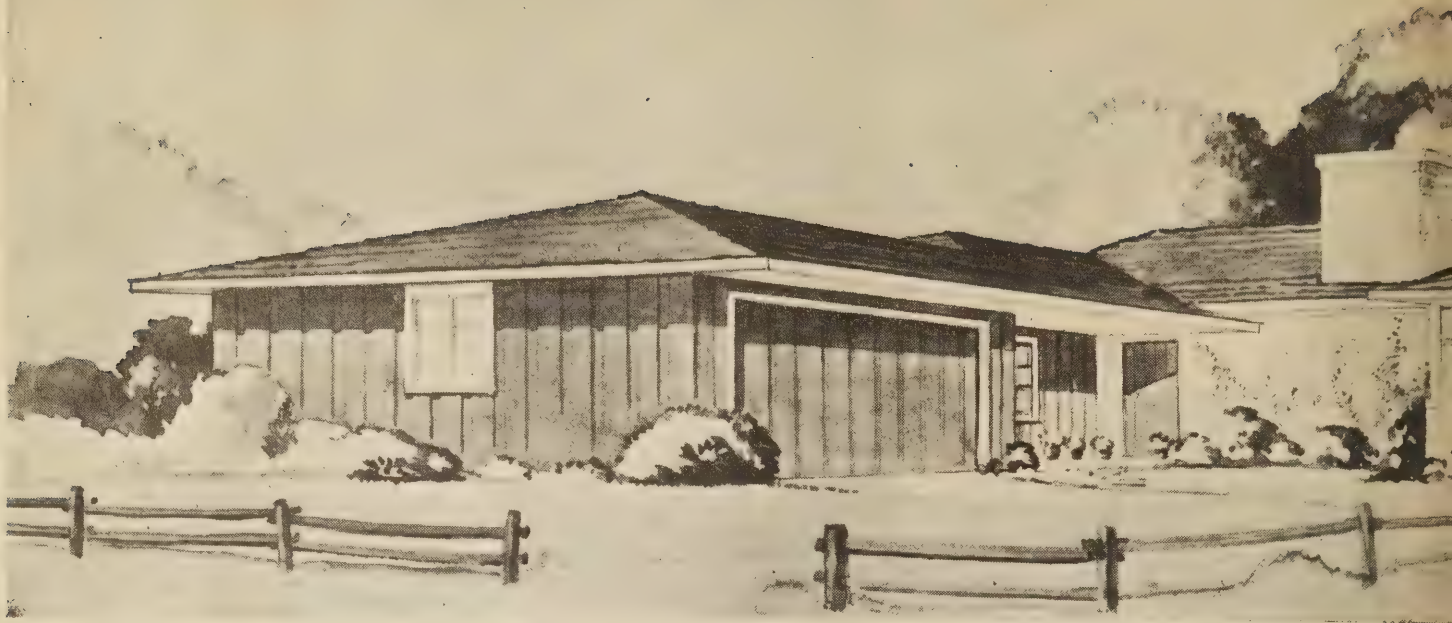
TOO LATE for the judging, but this suburban home was not designed too little to provide the luxury which fine homes of the future will bring to those who are now saving their bonds for purchase of post-war homes, when happier, peace days return.



Excellent Designs Which Arrived Too Late



Modern or Traditional—It's Good Both

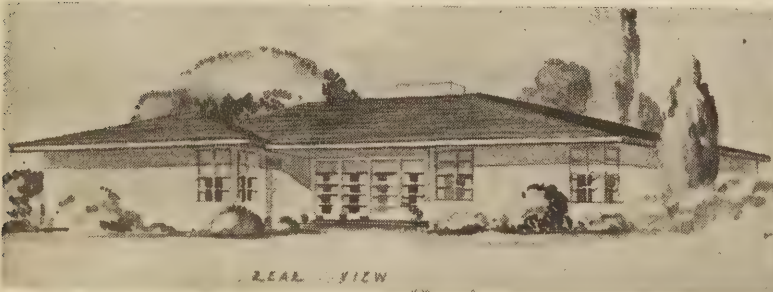


TO SATISFY both the moderns and the traditionalists, H. Cedric Roberts of Burbank, Calif., designed an alternate exterior treatment for this good plan. The one above is in brick and vertical boarding with low roof lines and banks of corner windows. The one below is an adaptation in period type styling—not as clean cut and more expensive to build, but an interesting example of variation to fit the same layout.

The attached double garage wing forms an entrance court with doors facing side instead of the street. Sheltered passageway connects to the front door. The rest of the house is planned for separation of service, living and sleeping functions with good circulation between.

Two bedrooms and living room overlook the rear and have a connecting loggia. In northern climates this would cut down the light to the living room, but makes a good feature for the South. The second bath connects with both the extra bedroom and service room; master bath has built-in cupboards, cabinets flanking lavatory, shown in detail opposite; shower stall also provided. Many clever planning ideas will be found in this design.

LEFT: Fireplace side of living room showing bookshelves and cabinets; novel kitchen has U-type arrangement on one side, sink under bay. Below, rear view of above perspective and alternate exterior.



REAR VIEW



ALTERNATE EXTERIOR

Ways



Two baths are an indispensable feature in a quality ranch house of this size.

21

This rambling California house by H. Cedric Roberts is typical of the current trend to put new livability into America's small homes of the future.

ALTHOUGH not a perfect plan, general arrangement of rooms and extra service features shown at the right are becoming increasingly popular in all sections of the country. A folding partition between breakfast and dining rooms, which could also screen off the kitchen, would add a large, well lighted multi-purpose room now in demand.

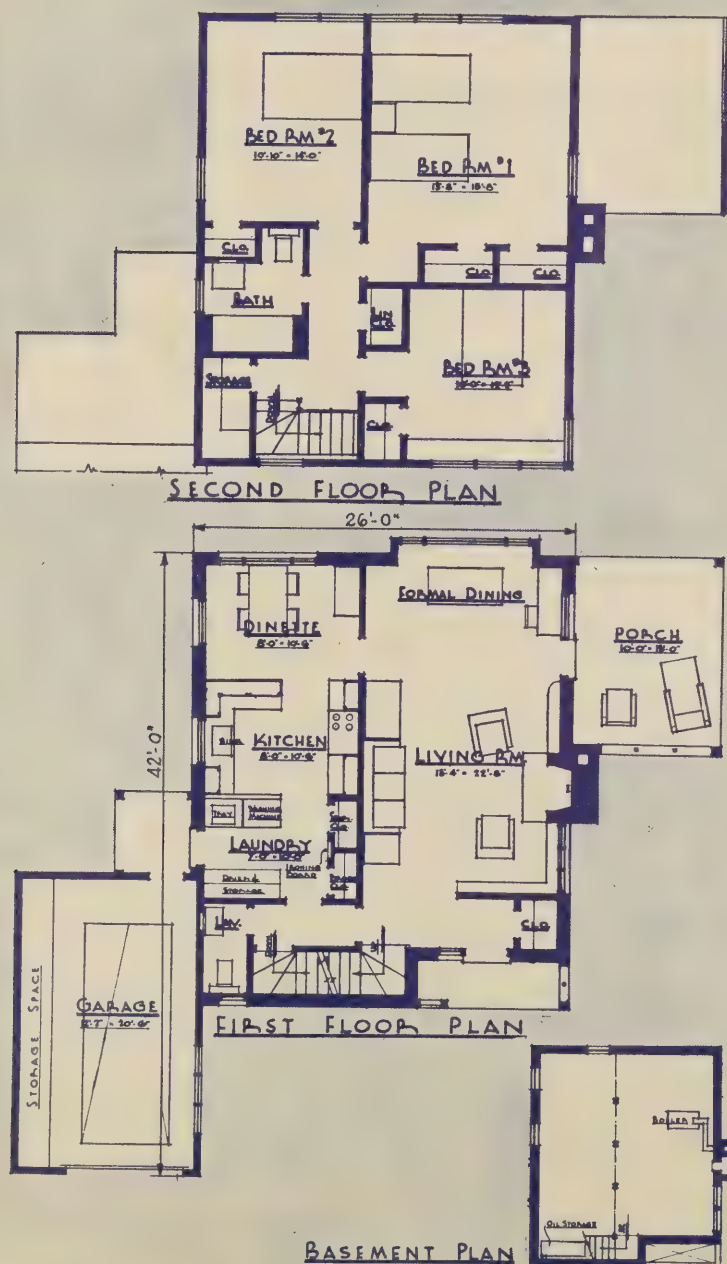


War Living



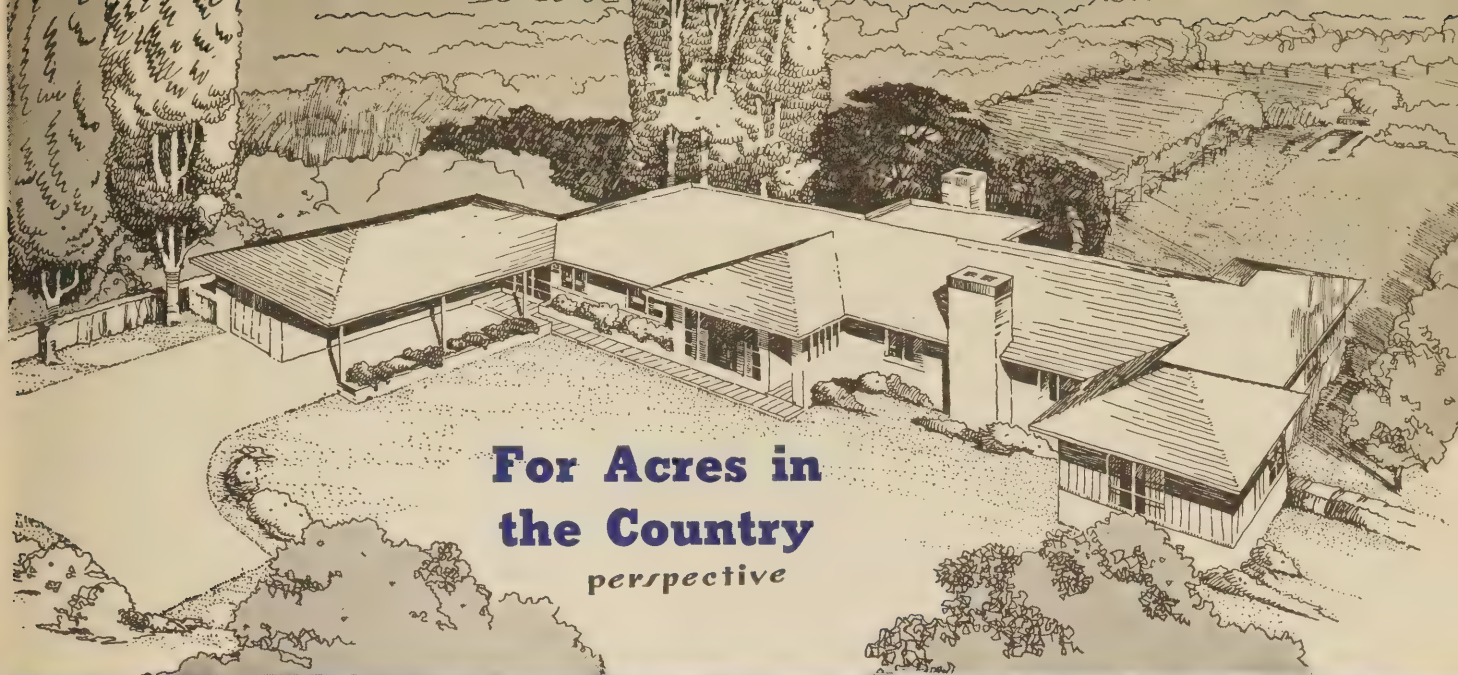
Open Plan for Modern Living

THE first floor of this 6-room design has a novel and most efficient arrangement. Division of area into two main parts, living and service, requires a single load-bearing partition. Cy Williams of Port Washington, N.Y., who originated this design, has allowed for good circulation, plenty of light and air, ample storage and economy of construction. Exterior is simple, in keeping with the streamlined interior. Placed on a lot with garage near line, the yard also divides into living and service portions

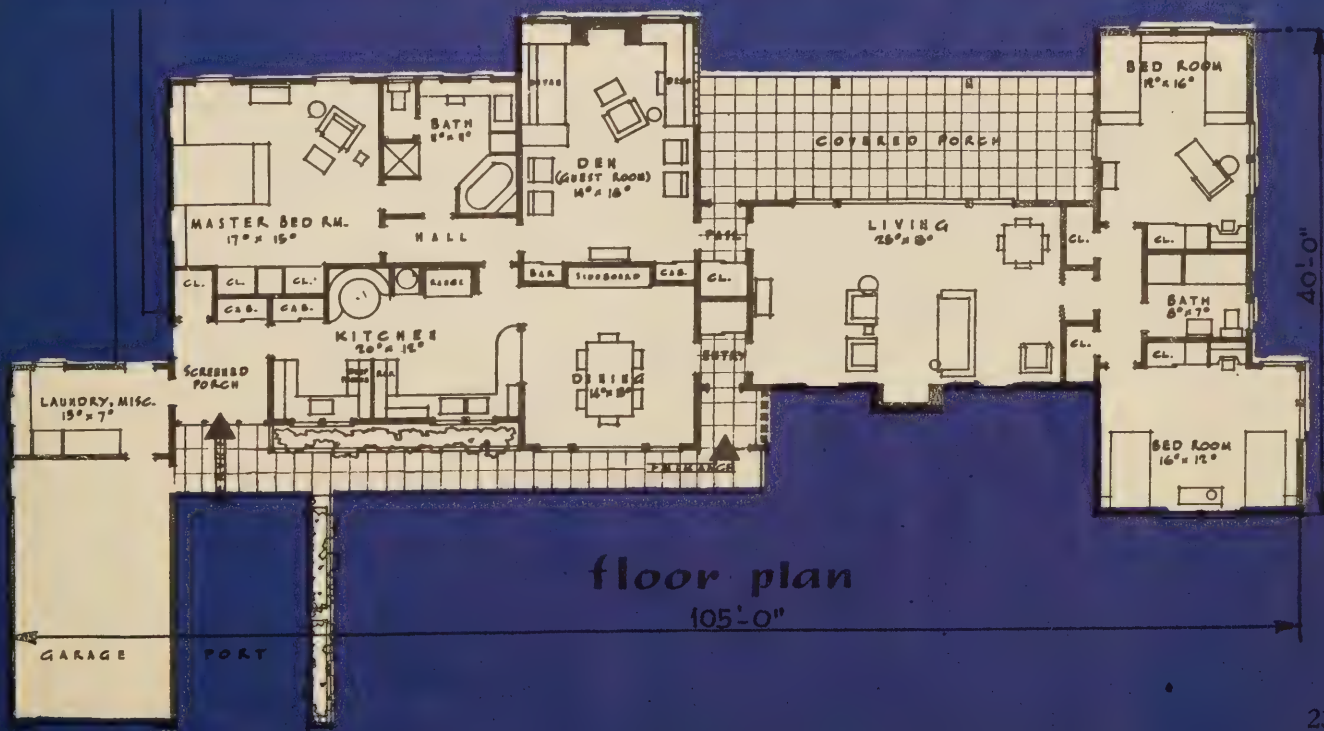
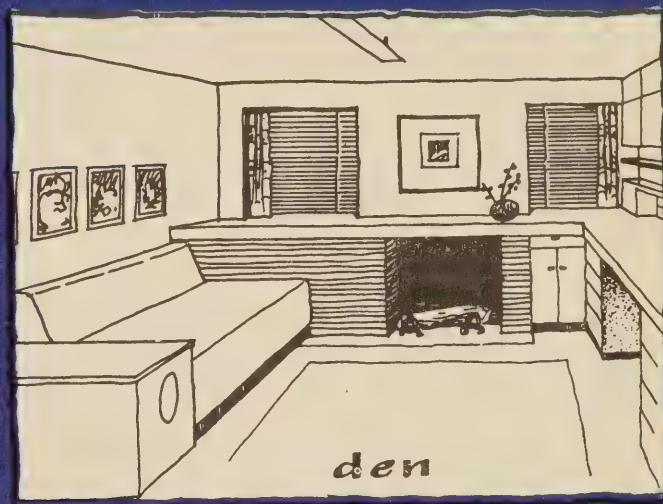
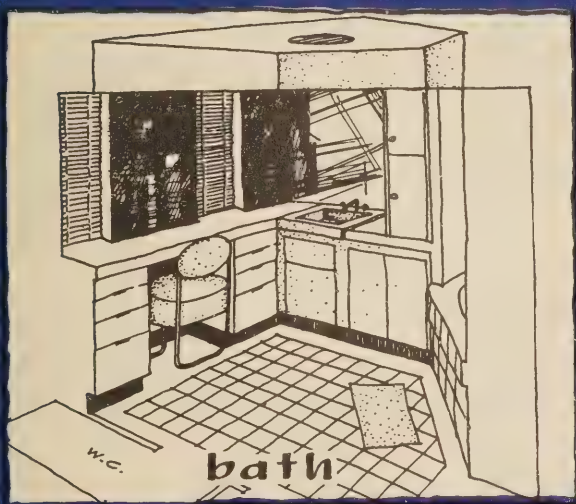


ON THE opposite page the suburban home designed by Bruce Berry, Oklahoma City, is to be located on a plot of several acres. The area immediately surrounding the house is planned for terraces, lawns, outdoor recreation and gardens; plan centers around a spacious living room and adjoining porch.

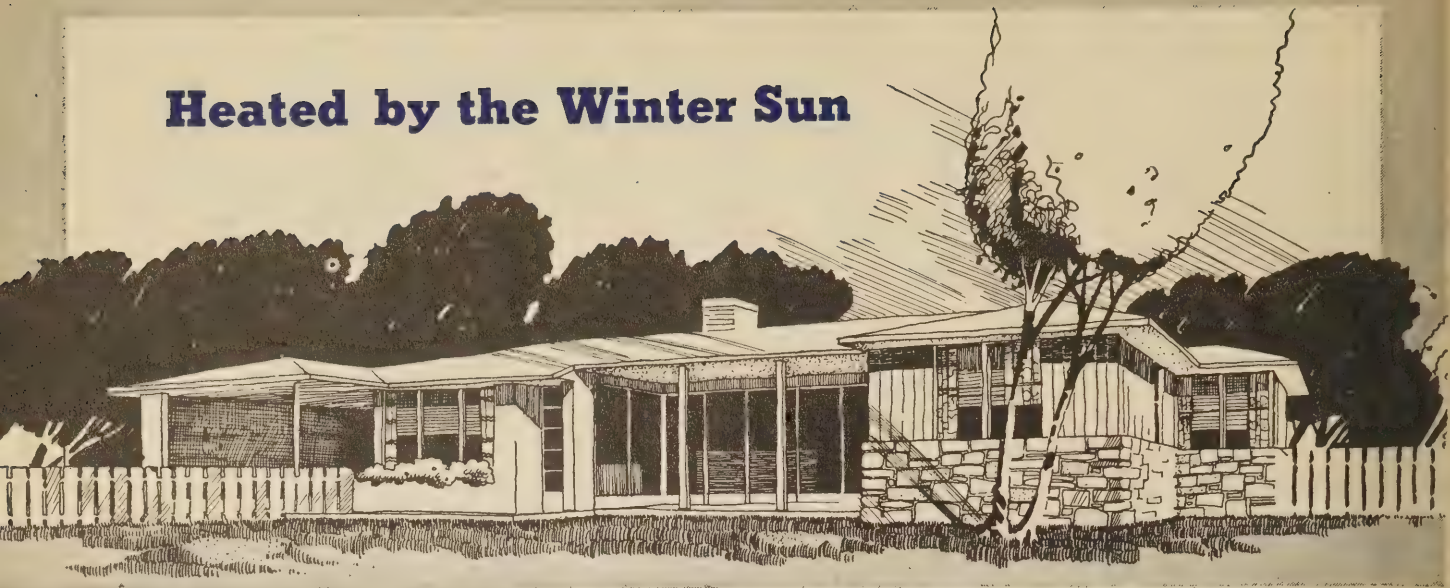
To the front, the kitchen is planned in two sections to separate the ordinary activities of meal preparation and serving from the job of preparing home-raised fruits, vegetables and meats for storage. The kitchen and dining room may be separated by the use of a venetian blind over the serving counter. Plenty of built-in storage space, dressing tables, bar, sideboard, desk, etc., are included; two sketches of bath and den show some of these.



**For Acres in
the Country**
perspective



Heated by the Winter Sun

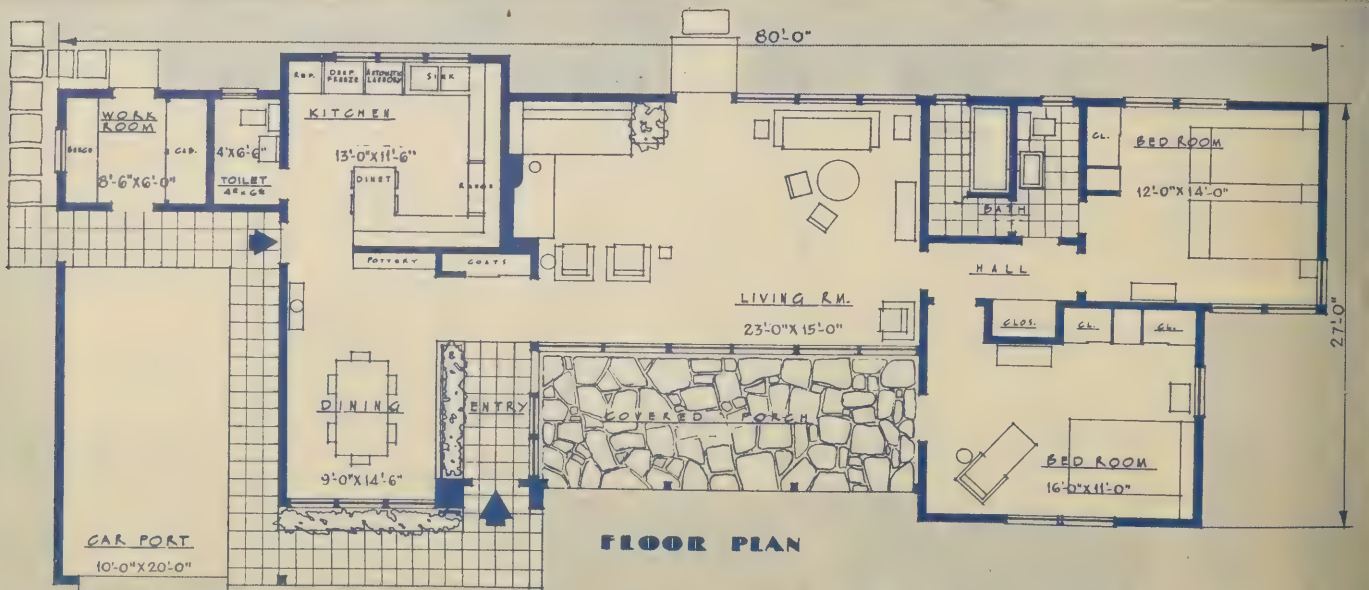
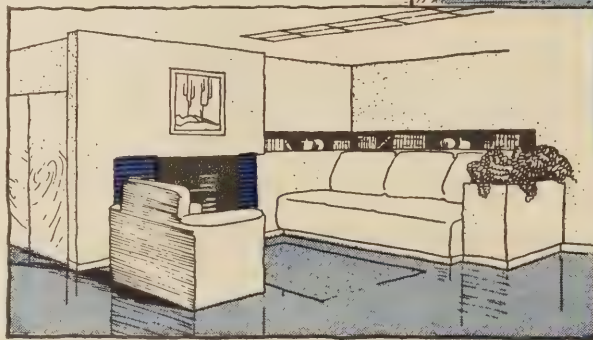
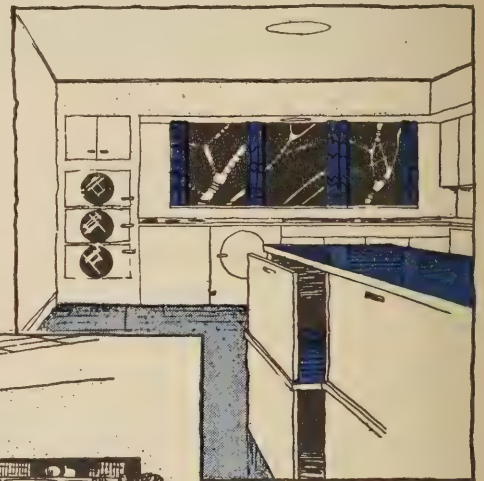


THIS ideally planned suburban home, entered in N.A.H.B.'s design competition by Cord B. Wilson, Oklahoma City, Okla., and designed by Bruce Berry, architect, was planned for the Southwest where winters are mild. The front faces south to take advantage of solar heating. The only other heating provided is from electric space heaters and the fireplace.

The kitchen is a dream of domestic bliss with only one door leading out and close by the opening into the dining room. The dinette utilizes space which would otherwise be wasted.

Careful thinking went into the two visiting areas into which the living room furniture is arranged. This facilitates traffic without bumping into guests.

A VIEW into the kitchen, right, shows the chairs of dinette push into and under table like drawers in a cabinet. Drawing below shows one of the cozy two groups into which the living room is divided. Privacy is featured in the bathroom where one can take a bath while another uses lavatory. See floor plan at bottom of page.





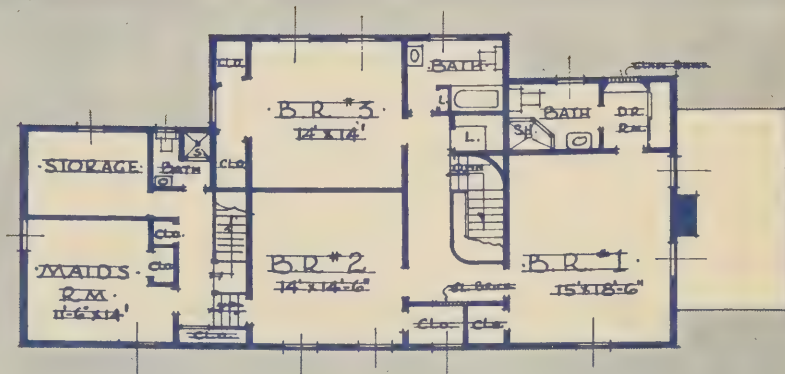
Balanced Design Planned for Delightful Living

25

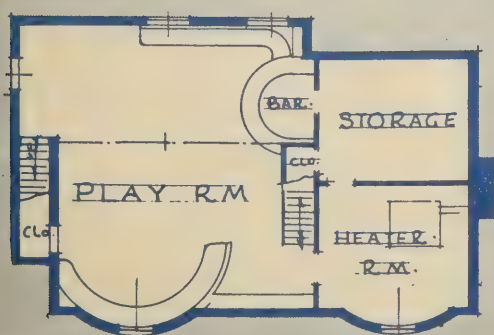
NOT just delightful but luxury living is promised by this home, entered by Porter O. Daniel of Munsey Park, Long Island, N.Y.

Lavatory on first floor is convenient to rear entry and working area of laundry and kitchen. Dining nook off kitchen is charmingly enclosed by window walls. On the second floor the two baths should be a "must" in all homes with three bedrooms.

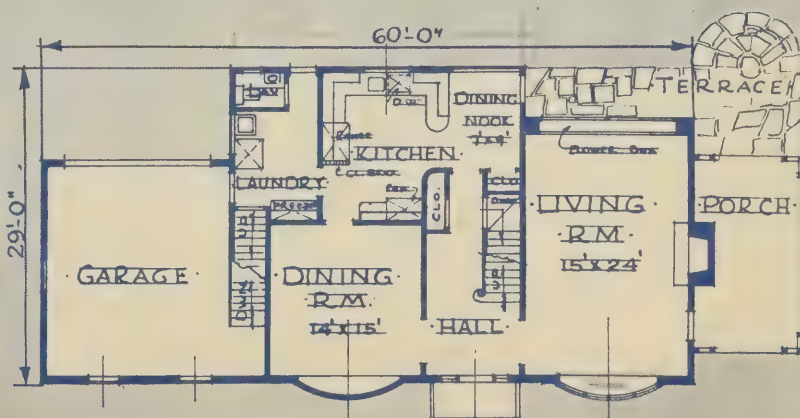
A PROMISE of delightful evenings is foretold by the playroom, shown below, with its circular bar and upholstered benches after the children outgrow a rumpus room.



SECOND FLOOR.



BASEMENT



FIRST FLOOR.



THE garden view, above, of this small house shows the interesting expanse of glass in living and dining rooms.

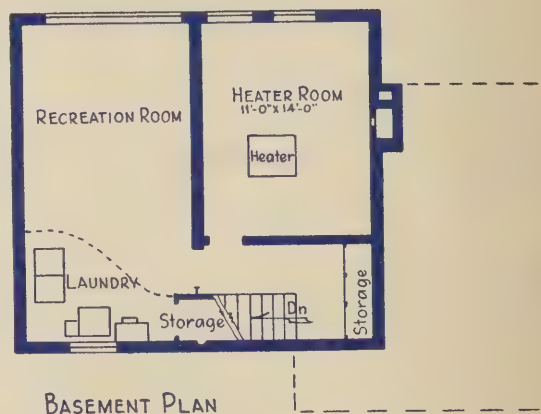
Small Home Has Everything

SELDOM does one run onto a small house plan incorporating so many features and such a satisfactory arrangement of rooms as does this one by Todd Tibbals and Associates, Columbus, Ohio. A close study of the three floor plans at the right of this industrial worker's home will bear this out.

The combination of summer porch and winter garage is one of these features. The door from the porch to the front entrance and the door for the living room to the terrace are very good. The porch could be used as a car port without enclosing it.

Outdoor living in the rear garden and on the terrace is provided for, and the expanse of glass across the south side of the living and dining rooms is an attractive arrangement.

The front elevation is as good looking as the garden side, and the trellis feature does much to make this so. The kitchen is well arranged, and the corner sink helps provide adequate space.

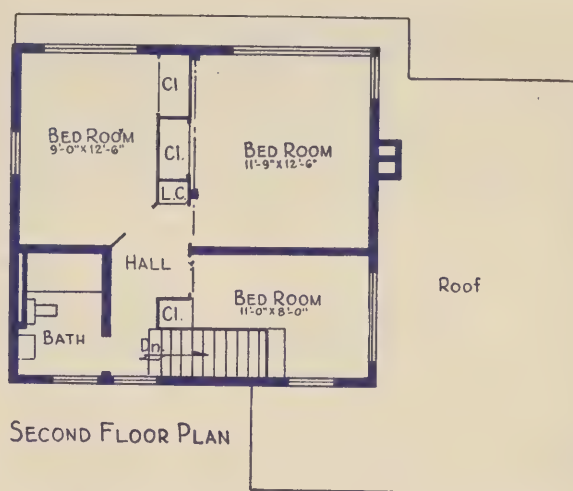
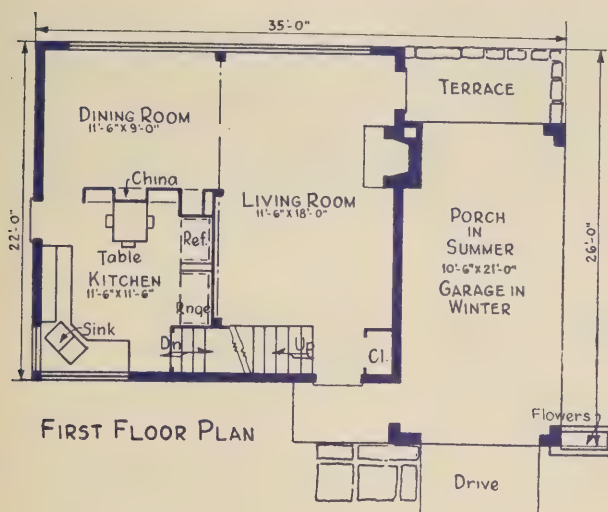


One-Story Plan Neatly Handled

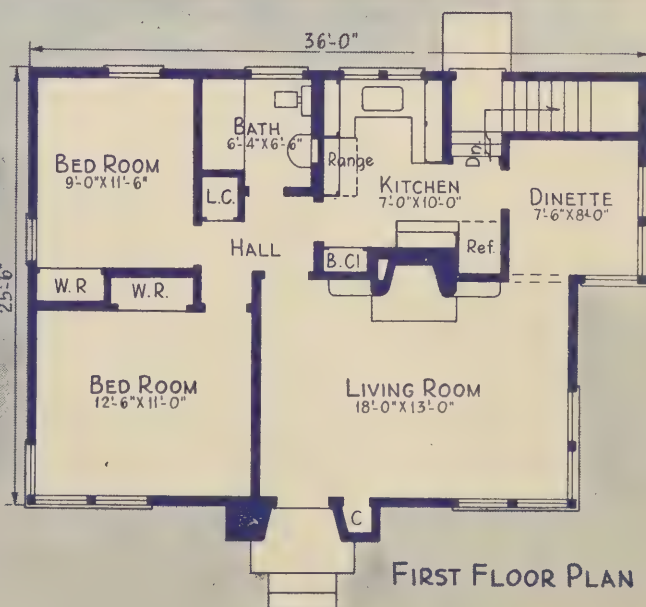
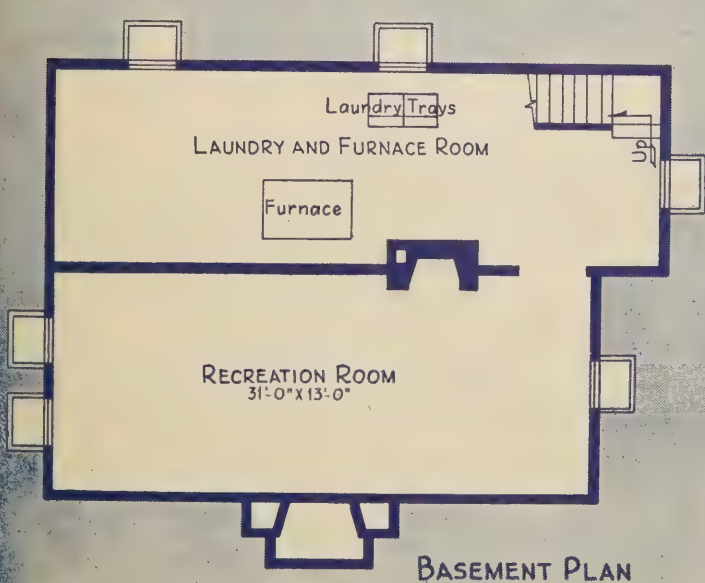
THOUGHTFUL planning is required to get as much living area in so small a house as this one by Chas. E. Freideman, Portland, Oregon. The plan is 36 by 26 feet, yet here are two bedrooms with closets, linen closet, bathroom, good kitchen and dinette in addition to a comfortable living room. There are attractive corner windows, and the architecture is pleasing. The full basement provides adequate space for a laundry, the heating equipment and a 31 by 13 foot recreation room with a fireplace.



PORCH can be enclosed for garage in winter. SUMMERTIME front view of this house with removable flower box on porch.



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SIMPLIFIED Colonial detail accents front entrance and fixed picture window in living room.

A House Full of Pleasant Surprises

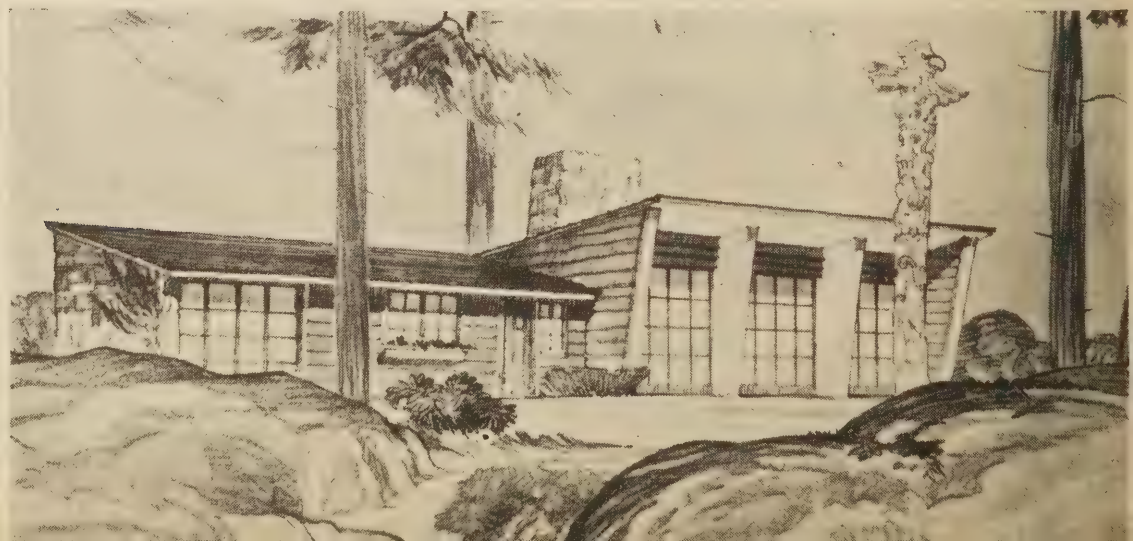
HERE is a house by A. E. MacVicar, Whitdal, Inc., of East Orange, N.J., that combines a traditional appeal in streamlined attractiveness with sound planning. It is an exceptional Colonial 6-room design. Although there is quite a bit of hall space on first floor, circulation is excellent; second floor has no waste space. In all there are eight closets plus other storage.

Dining and living areas are combined into one good sized room with a screened porch for outdoor living. A cabinet and drop table as shown on opposite page provide a handy corner for eating in the kitchen. Attached garage has extra space for storing tools and equipment and is reached through connecting hall with handy bath for cleaning up. First floor bedroom can be used for

den, maid's or guest's room.

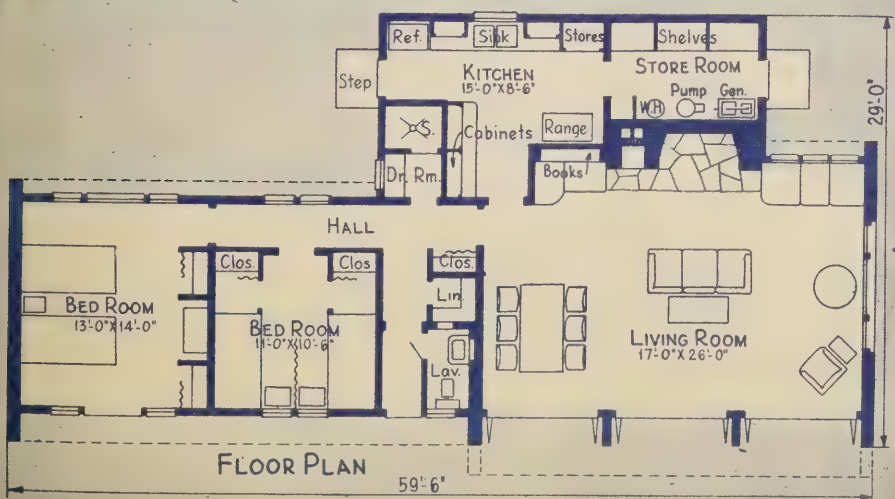
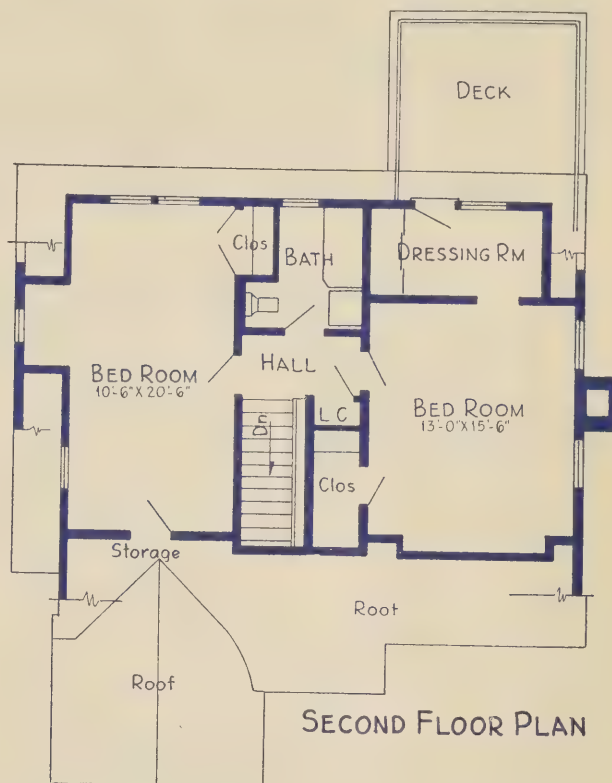
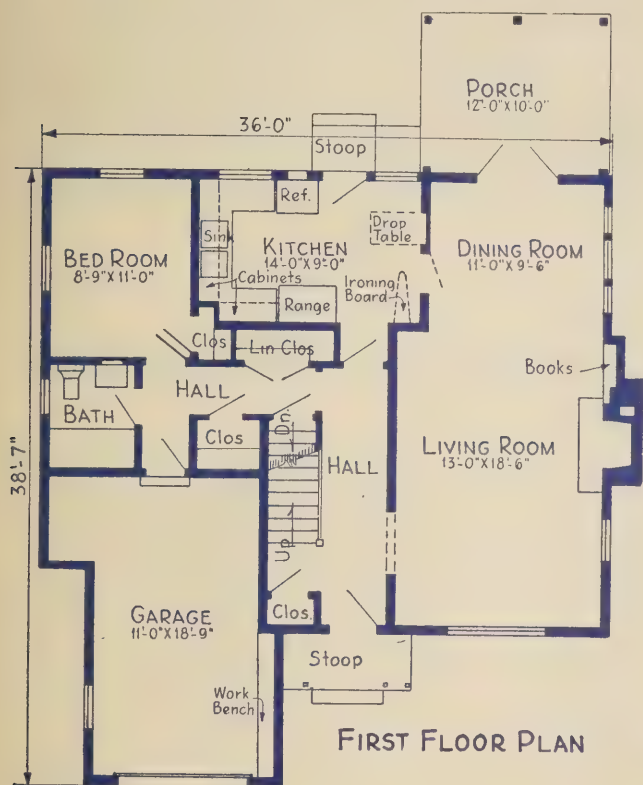
Two large bedrooms on second floor have good ventilation, adequate closets. Part of dressing room space could be used as a lavatory and window changed to door leading onto roof deck.

A forward-looking item in this plan is the large amount of window area successfully used in Colonial design without detracting from exterior.





DROP table in kitchen is well designed, convenient; clean lines, good proportions of exterior have post-war appeal.



Restful Living for the Summer

THE Hugh G. Selby Construction Co. of Lakewood, Ohio, suggests this modern version of a summer home for the coming market. The whole outdoors becomes part of the living room when the glass panels are folded back. Inside, comforts of city life are taken care of quite adequately—modern kitchen and utility room, shower-dressing room, well ventilated bed rooms.



GARDEN ELEVATION

1436 sq' TOTAL

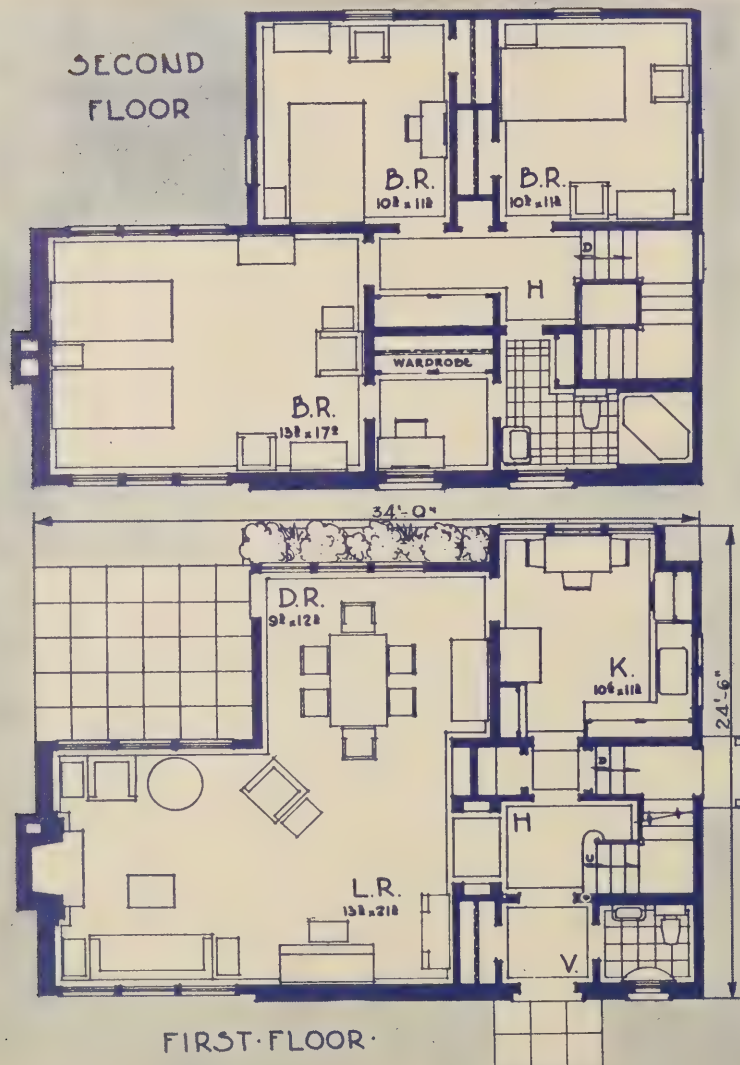
Planning

THE interesting homes illustrated on these two pages, as designed by Hugh G. Selby of Selby Construction Co., Lakewood, Ohio, show the unmistakable trend toward a major emphasis being put on house designing from the viewpoint of the garden elevation. Both pictures were drawn of the garden elevations, yet the floor plans are still handled in the normal way; that is, having the street entrance facing you so you can analyze the room arrangements in reference to the entrance.

Features in common with both houses are three upstairs bedrooms with a larger-than-usual bathroom and over-sized closets. The plan at the left has a dressing room off the master bedroom. Downstairs both houses have a powder room with lavatory and toilet off the front vestibule.

Both kitchens are well arranged as to locations of equipment and cabinets, and both have space for informal eating. The dining rooms are part of the living rooms, and could be furnished to appear so.

Each house has a fireplace in the end of the living room away from the normal traffic lane between rooms.



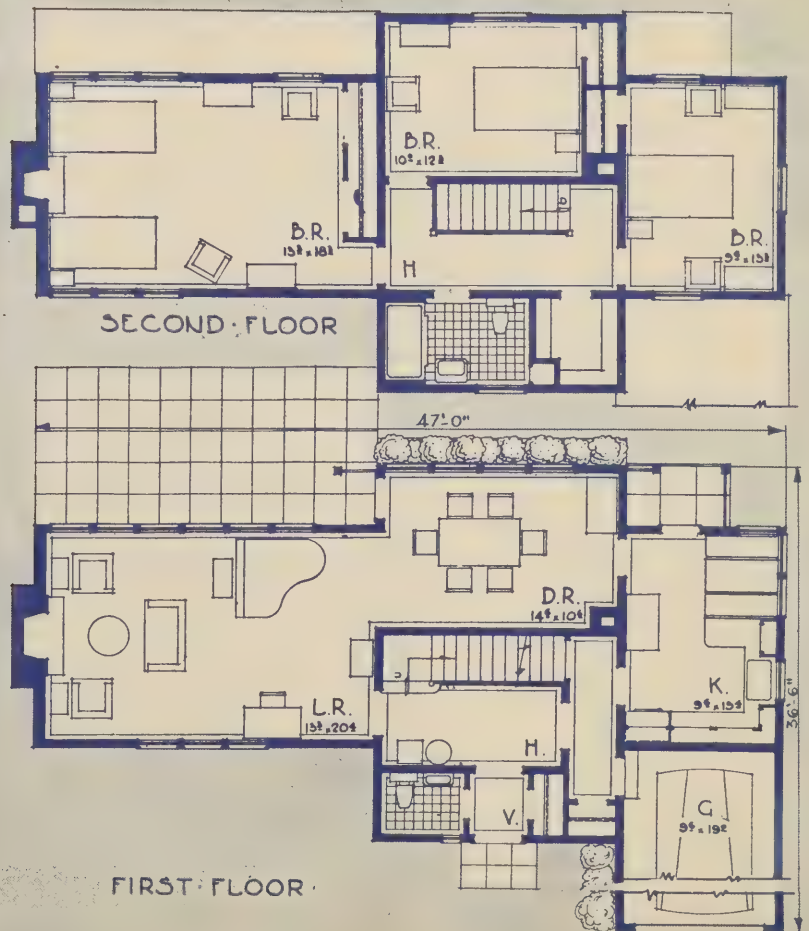


from the Garden Viewpoint

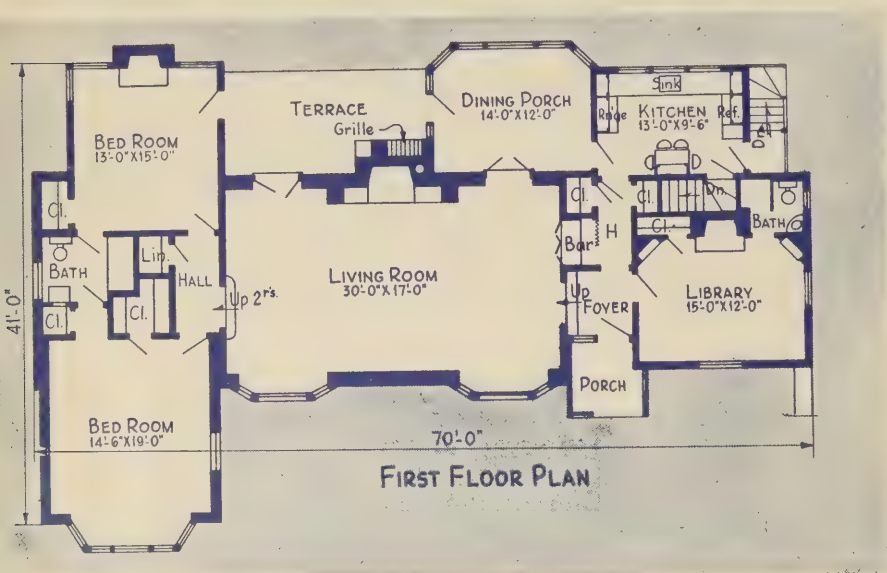
31



BASEMENT



FIRST FLOOR



An appealing cottage styling in shingle and stone has been given this excellent plan for country living by Architect Carl A. Kastrup, Forest Park, Ill. It requires broad frontage and good views to set off the large window areas. Excellent circulation from the front entrance, four fireplaces, dining porch, living terrace; built-in bar, efficient kitchen are highlights of plan.

An Economy Home for White Collar City Workers

A LOW COST home suitable for a 50 by 100 ft. lot has been developed by Mattern, Graf and Paul, New York City. As shown here, it is designed around the use of standard lengths of lumber for a near square, simple plan.

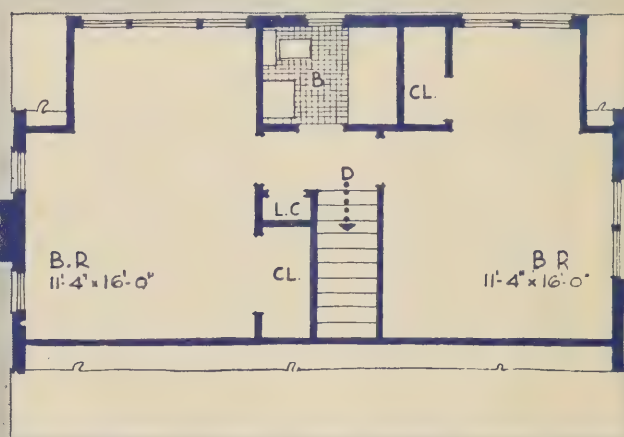
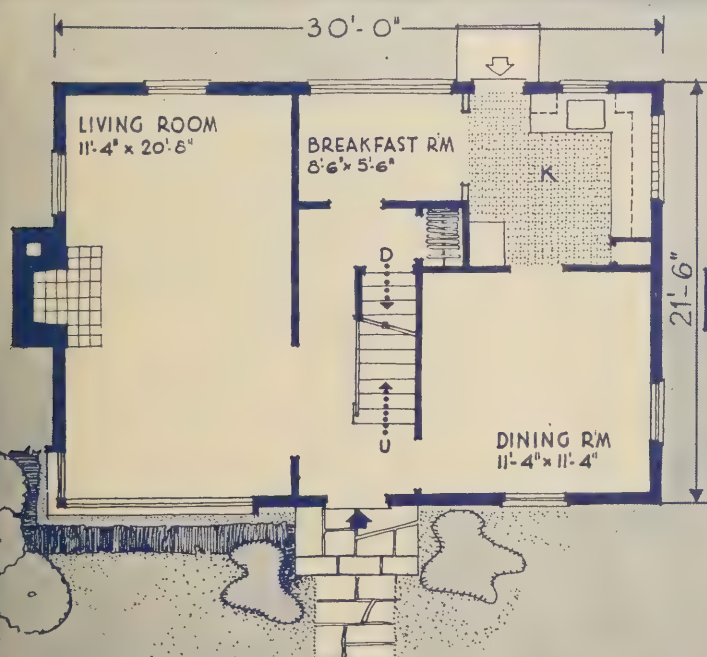
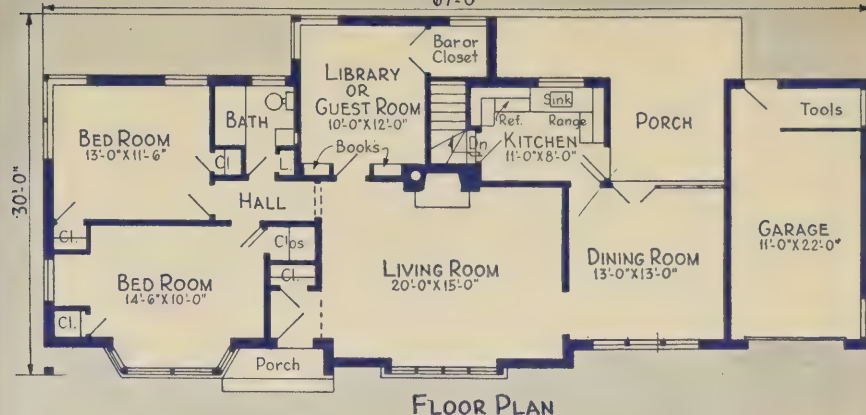
Center hall, good sized living room and bedrooms, breakfast room are unusual in this price class but contribute to gracious living; floor area is only 645 square feet. Basement (not shown) can be arranged for extra rooms.

Simple exterior lines have been livened with trim, modern detail including large, plain glass areas, glass block panel.



Another Home for the Suburbs

SIMILAR to the one opposite, Architect Kastrup here has added an attached garage and switched locations of dining room and library. It has many of the same good features, plus extras; these two make a fine pair of homes for wide lots.



SECOND FLOOR PLAN

The designers, Mattern, Graf and Paul, have attempted to offer here a simple arrangement of maximum livability per dollar of cost. The white collar home owner of limited income will find an attractiveness in this design that has usually been beyond his reach.



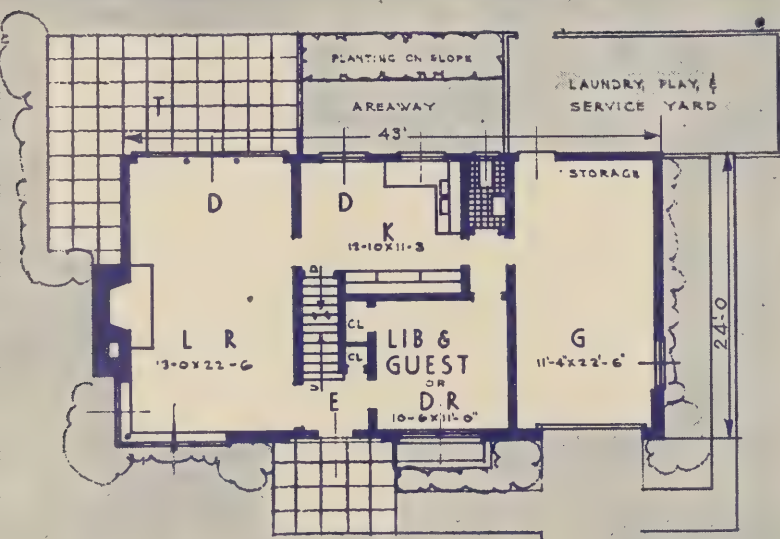
Post-war Planning Which Shows

THIS group of three houses, designed by Architect John N. Highland of Buffalo, and entered in N.A.H.B.'s competition by Walter S. Johnson of Niagara Falls (the pair on left hand page) and by G.

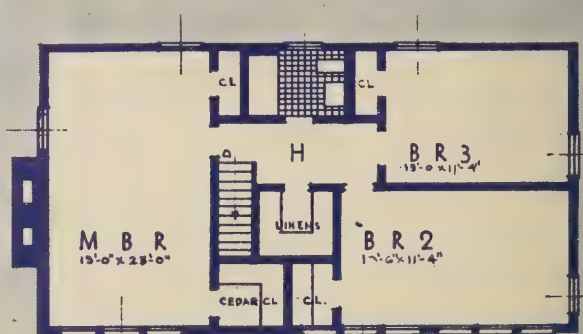
Harold Genrich of Snyder, N.Y. (the one on the right hand page). They forepicture progress to come.

The two houses on left hand page have same basement and first floor. Two alternate second floor plans

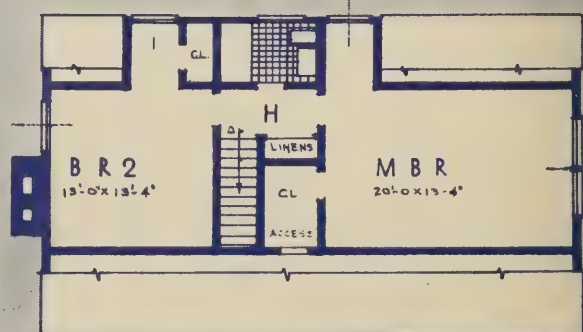
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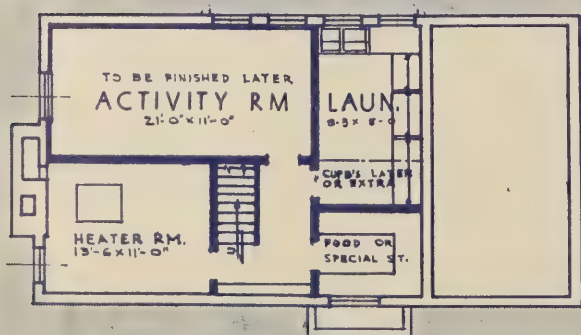
PLAN OF FIRST FLOOR



SECOND FLOOR 2 STORY HOME - TOTAL OF FOUR BED ROOMS IF DESIRED



SECOND FLOOR 1 1/2 STORY HOME - TWO OR THREE BED ROOMS AS DESIRED

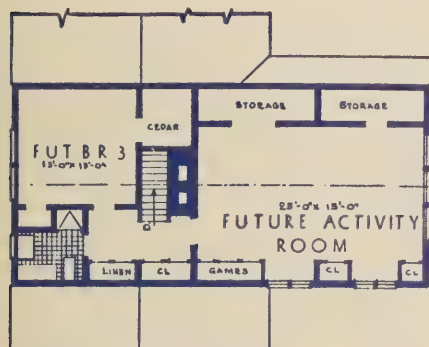


BASEMENT

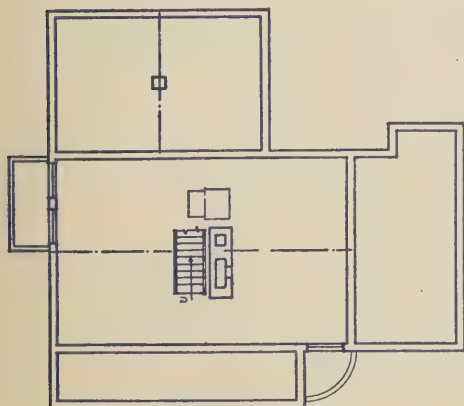


Smart Thinking

The simplicity of line, together with the roof unbroken for dormers and the clean planning of inside partitions for standard lumber sizes, brings economy, means larger house for same money.



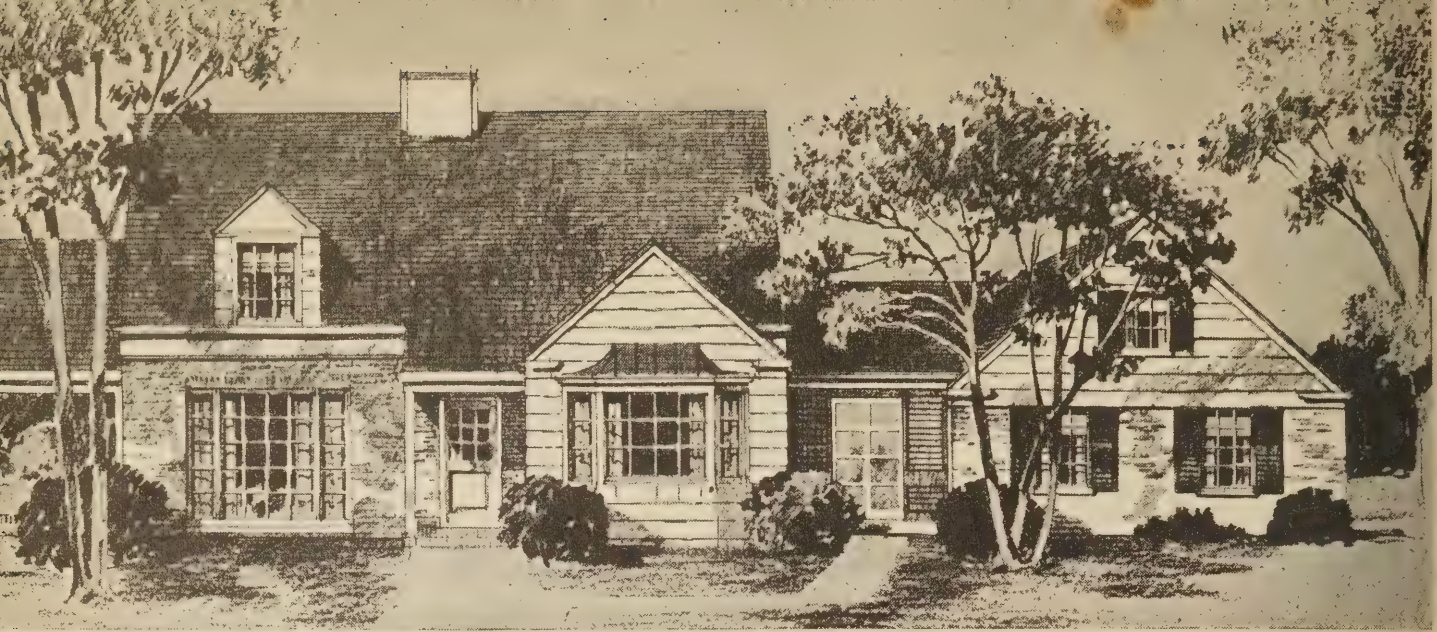
FUTURE DEVELOPMENT OF SECOND FLOOR



IF SITE CONDITIONS OR INDIVIDUAL OCCUPANTS' NEEDS REQUIRE, HOUSE CAN BE BUILT WITH BASEMENT BY REVERSING STAIRS & FLUES. BASEMENT SHOULD THEN BE PLANNED FOR THOSE NEEDS.

PLAN OF FIRST FLOOR RELATED TO SITE





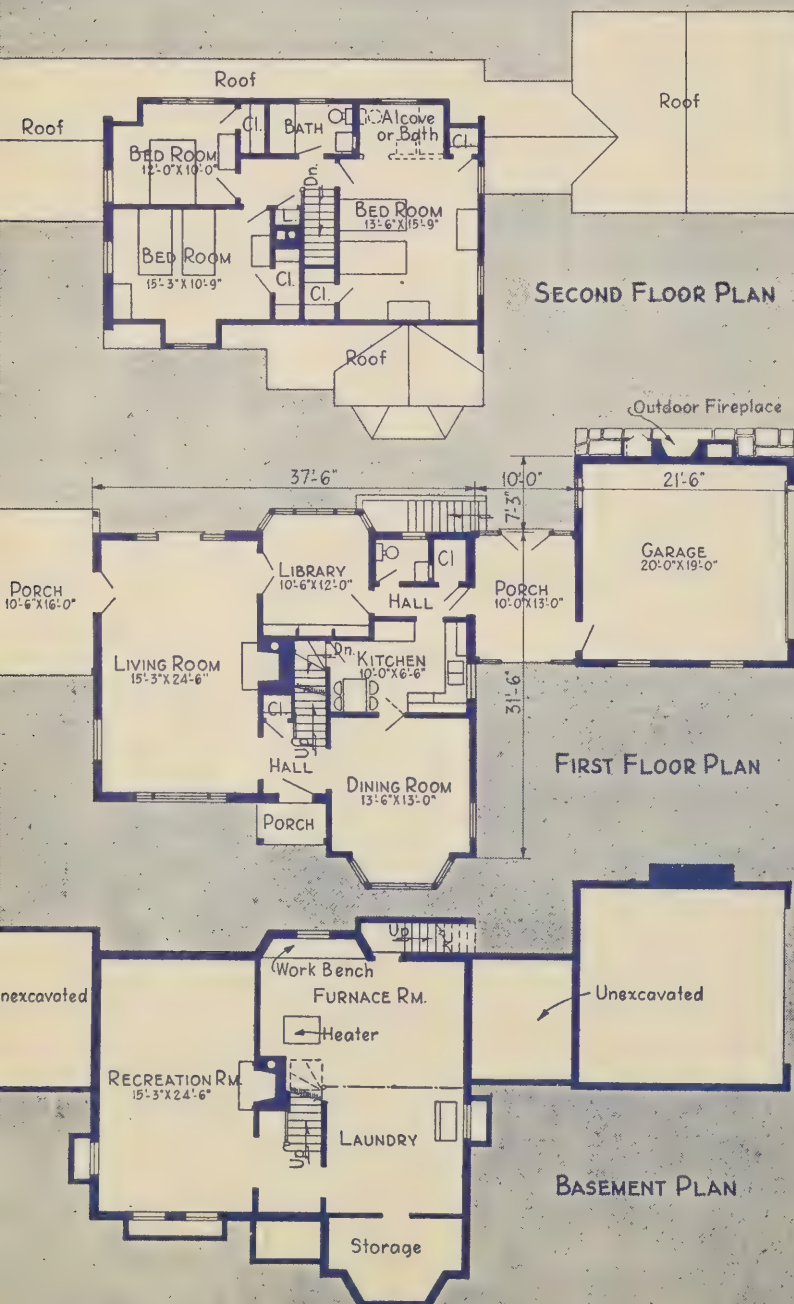
Sturdy Style Features This Honest House

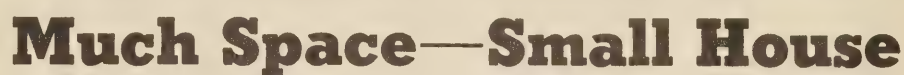
THERE is bound to be a large market for homes in the upper-cost bracket, and this house was designed to meet that demand. Taking an imaginary walk through the floor plans will convince you that here is a design built around gracious living. The large living room window, the bay window in the dining room, the French doors with glazed sidelights in the rear wall of the living room, as well as the glazed bay in the library add their attractiveness to this conventional house.

The porch or breezeway is a desirable feature, especially as it leads to a flagstone terrace and barbecue fireplace at the rear of the garage. A full basement provides space for a laundry, heater room, storage room and recreation room, the latter with a fireplace on the inside wall.

There is a downstairs lavatory off the library and, besides the large bedroom, an added feature is an eating space in the kitchen. Upstairs are three good sized bedrooms with one bath, and a space in the alcove (as indicated on the floor plan) for a second bath off the master bedroom.

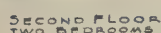
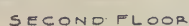
This house is the work of Carl Kastrup of Forest Park, Illinois, and it will fit into a suburban setting with easy dignity.



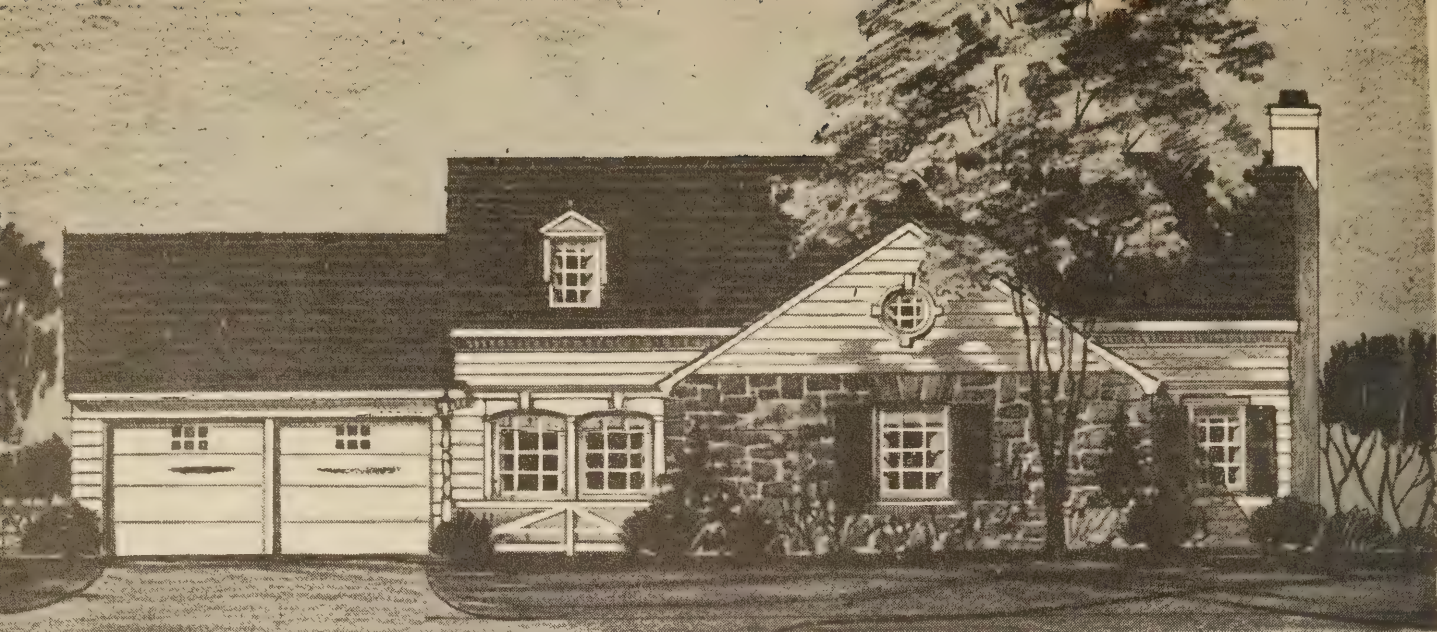


ture of the house is unusually pleasing when it is realized that the over-all dimensions are 27 by 21 feet. Horizontal lines bring the apparent height down and create a pleasing effect. The designers, Carrothers & Braun of Oak Park, Ill., are to be congratulated on their industrial worker's home.

Not only has the room arrangement been successful, but the archi-



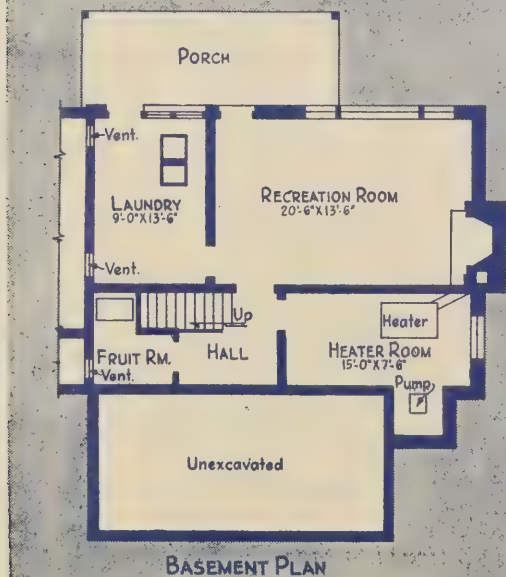
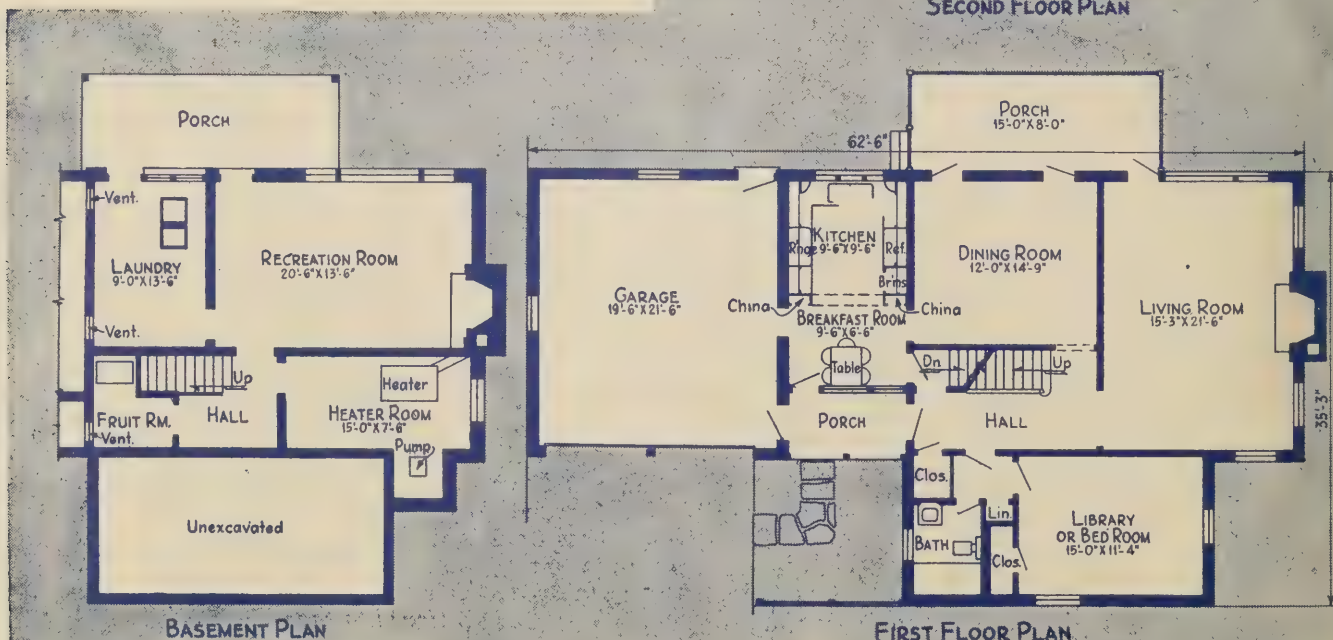
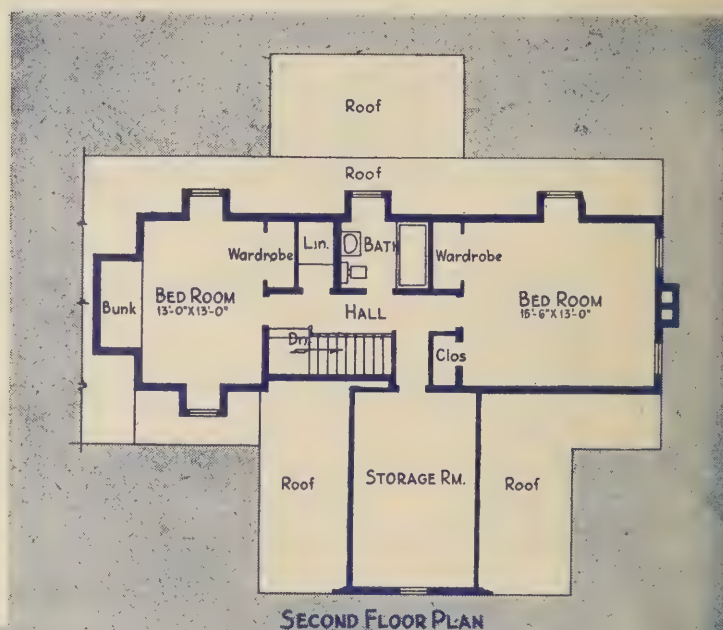
ALTHOUGH small in dimensions, this house has a feeling of spaciousness, and room arrangement is good.



Freedom of Motion for Modern Living

PLENTY of room to move around—that's what this planning offers with its large living and dining quarters. It was entered in the N.A.H.B. competition by L. M. Gunderson, Shaker Heights, Ohio. Its two bathrooms guarantee that there will be no "morning" line forming in the hall.

The whole family can breakfast at one time without jamming the kitchen. The full bath downstairs does double duty as daytime lavatory and powder room for evening guests. All in all a home that opens the way to a free and open livability.





Lifting Livability to A New Plane of Progress

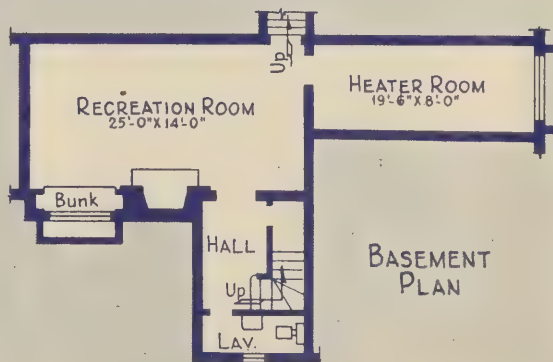
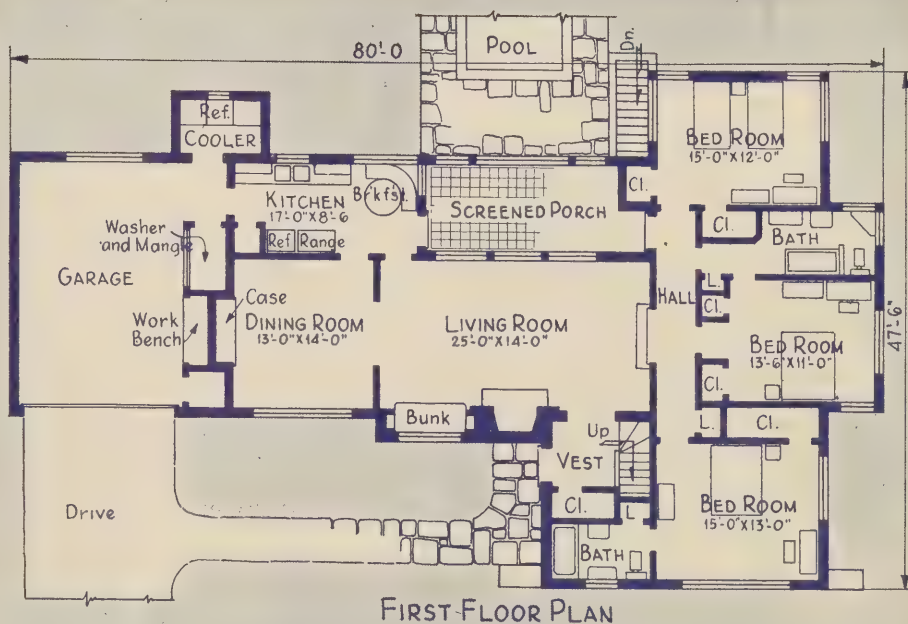
AMERICANS have had their vision lifted to expect more in the comforts and luxuries of life in the post-war years than they have ever expected before.

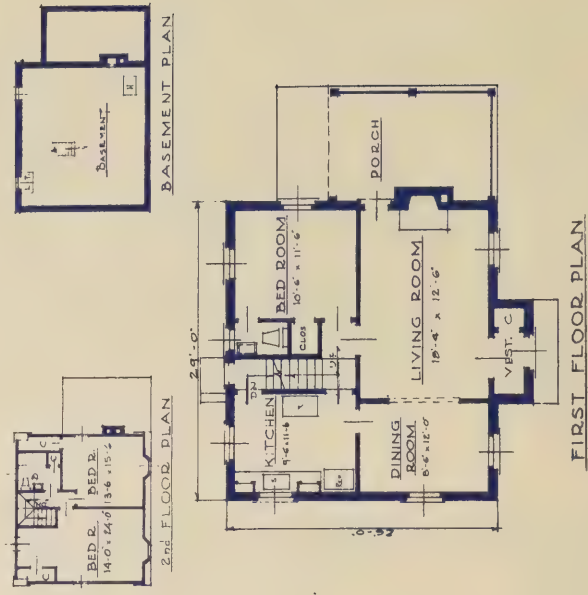
This does not mean that they will demand miracles. But it does mean that they will not accept new homes which fail to show genuinely advanced planning.

This house very well illustrates many of the features which will have to be "musts" in the finer homes of the post-war period if they are also to be salable homes.

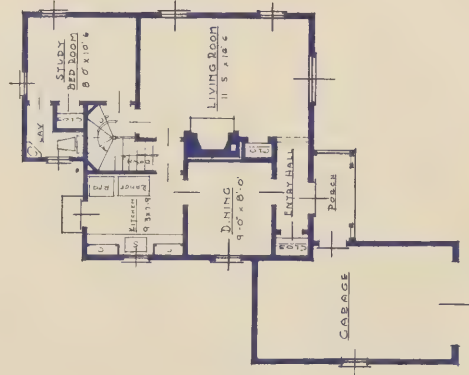
Entered in N.A.H.B.'s design competition by Steve Pennington of Oklahoma City, this modern ranch home is intended for a family of four. It follows the growing trend and provides two baths as the accepted minimum for a higher priced home with three bedrooms.

Another of the "musts" attractively served is breakfast space in the kitchen in addition to the regular dining room. The luxury of an outdoor eating space on the screened porch, step-savily close to the food-preparation center, is an added feature.





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FIRST FLOOR PLAN

FIRST FLOOR PLAN



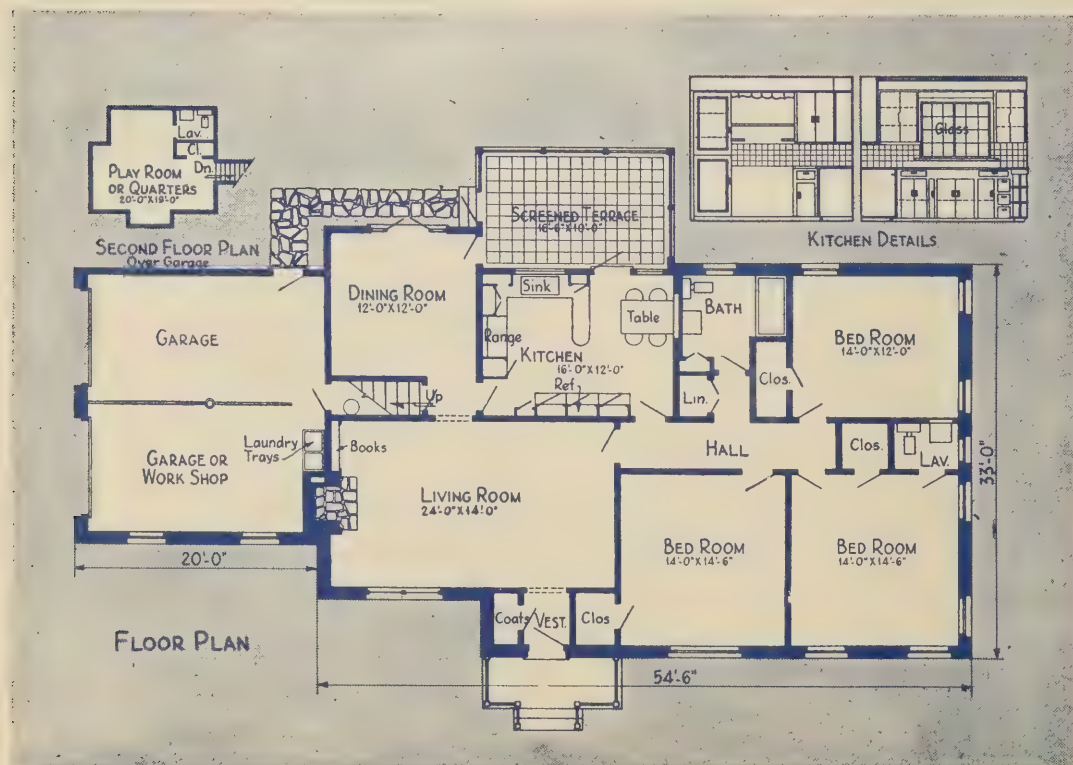
Certified Homes Bureau No. 7-2



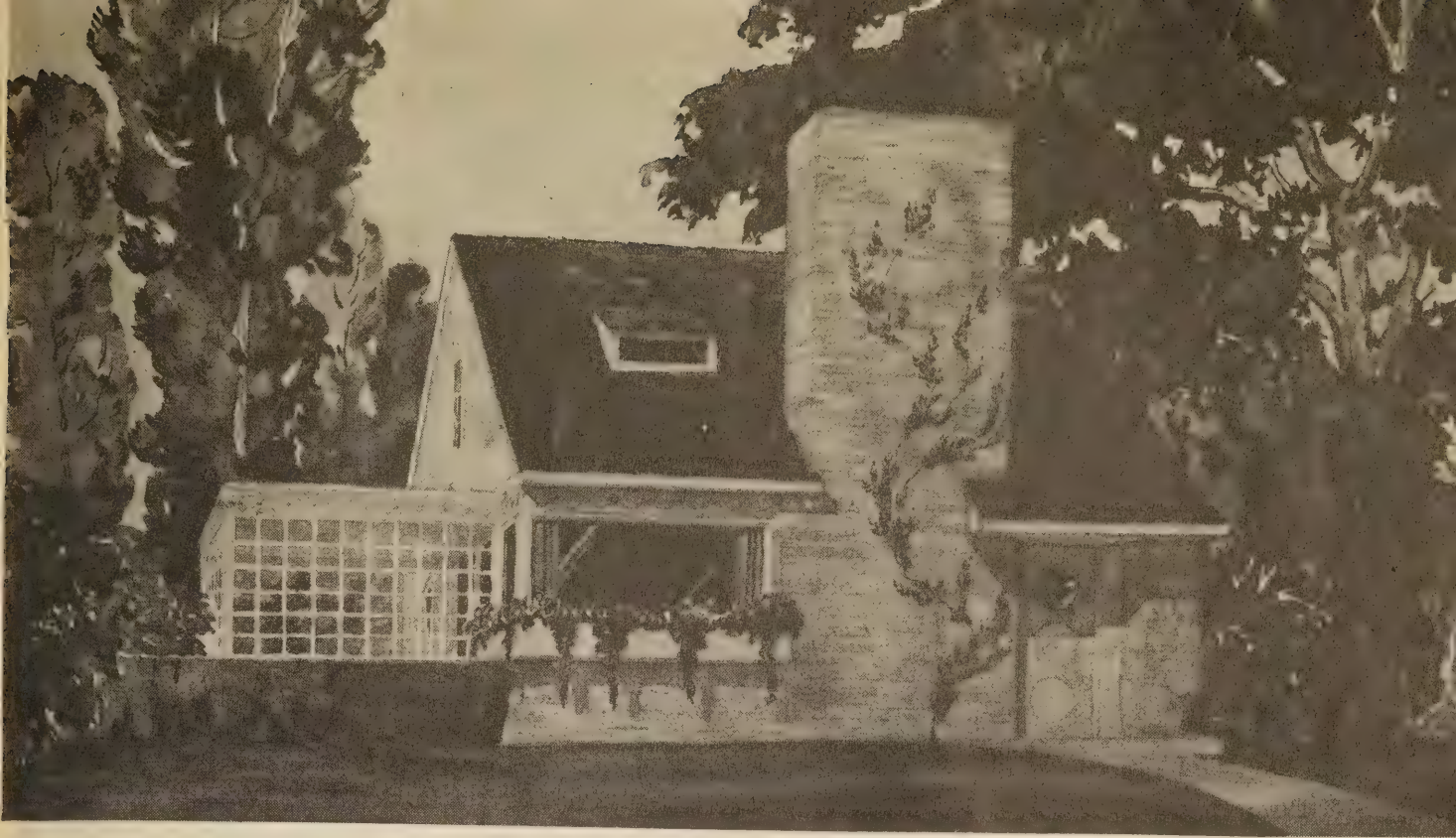
Planned for the South—Adaptable to All Sections

THIS home, entered in N.A.H.B. competition by Mrs. R. B. Butler, Tulsa, Oklahoma, is definitely planned for the Southwest, but is full of ideas for builders throughout the country. In addition to the six rooms, there is a double garage, half of which can be used as a workshop and laundry. Over this there is a large playroom that will also serve as the studio bedroom, den, etc.; it has its own lavatory and closet and is conveniently reached from dining room, kitchen or

living room. The kitchen is well arranged with adequate corner for dining and is handy to a screened terrace for summer meals where the quiet and beauty of the rear garden area can be enjoyed. One of the two larger bedrooms has its own lavatory, a feature expected to be more widely found in post-war homes. In the North the window areas of this design would probably be increased, particularly in the living room; more daylight is desirable, summer heat less a problem.



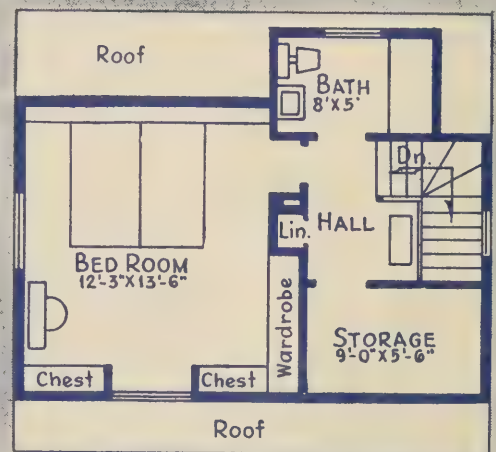
IN this plan there is a high degree of livability. While of the popular rambling type of treatment, it is quite simply framed. A partial basement for heating plant would be reached by stairs from the garage.



For Two or More

COMPACT living for a couple or, with future addition of two bedrooms and bath as a first floor wing, for a family is offered in this little gem; Carrothers and Braun of Oak Park, Ill., are its creators. Plans show arrangement with either basement or utility room. Big market expected for such "apartment" type of small houses.

43



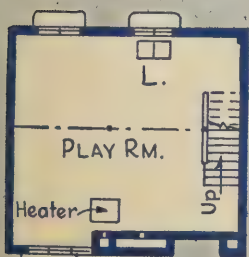
SECOND FLOOR PLAN



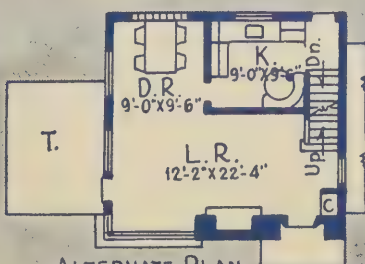
FRONT ELEVATION



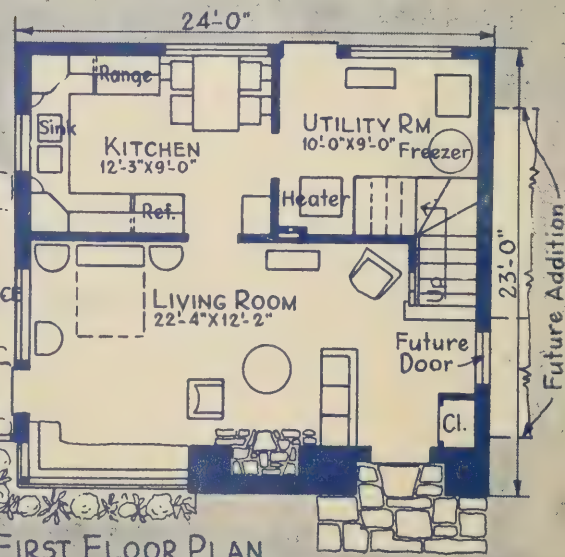
NORTH ELEVATION



BASEMENT PLAN



ALTERNATE PLAN



FIRST FLOOR PLAN

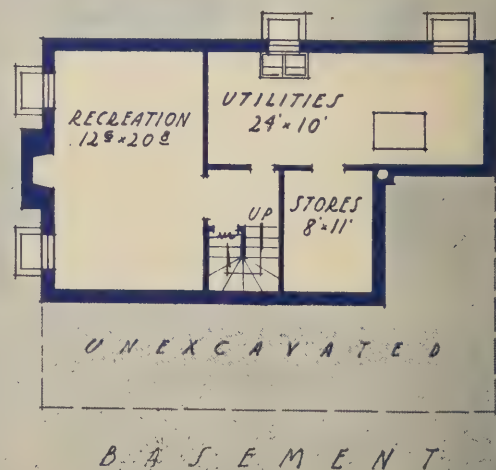
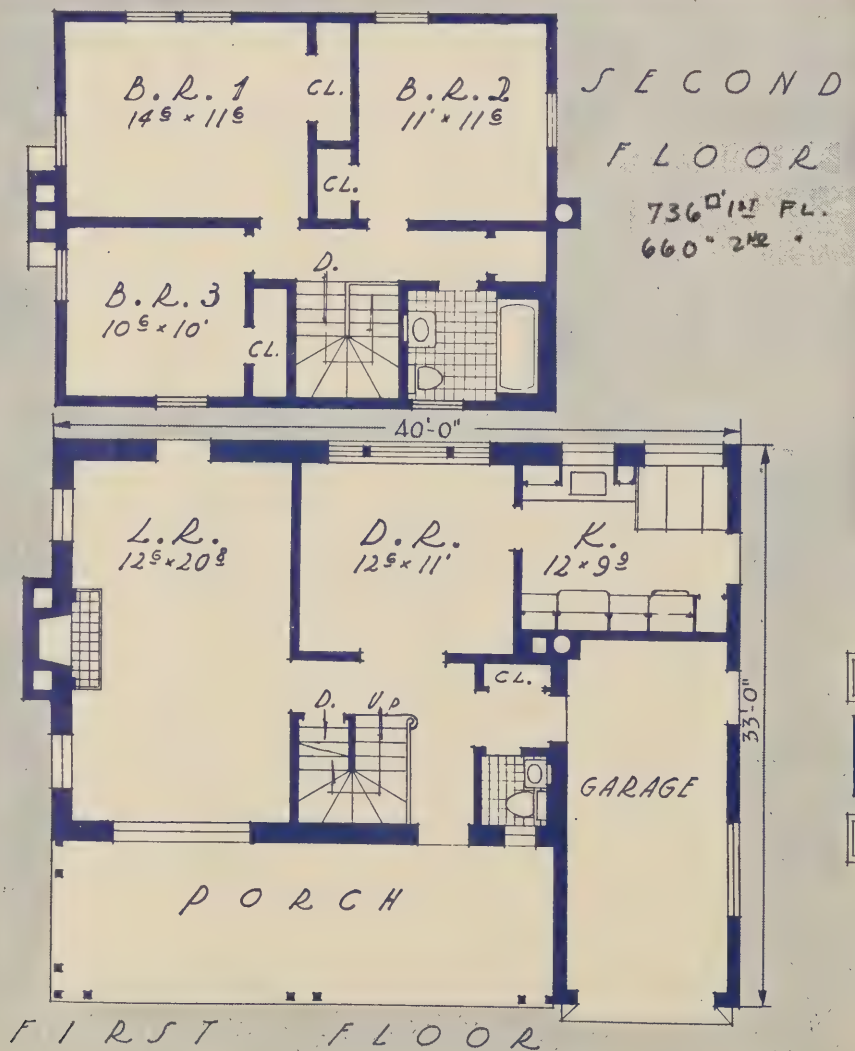


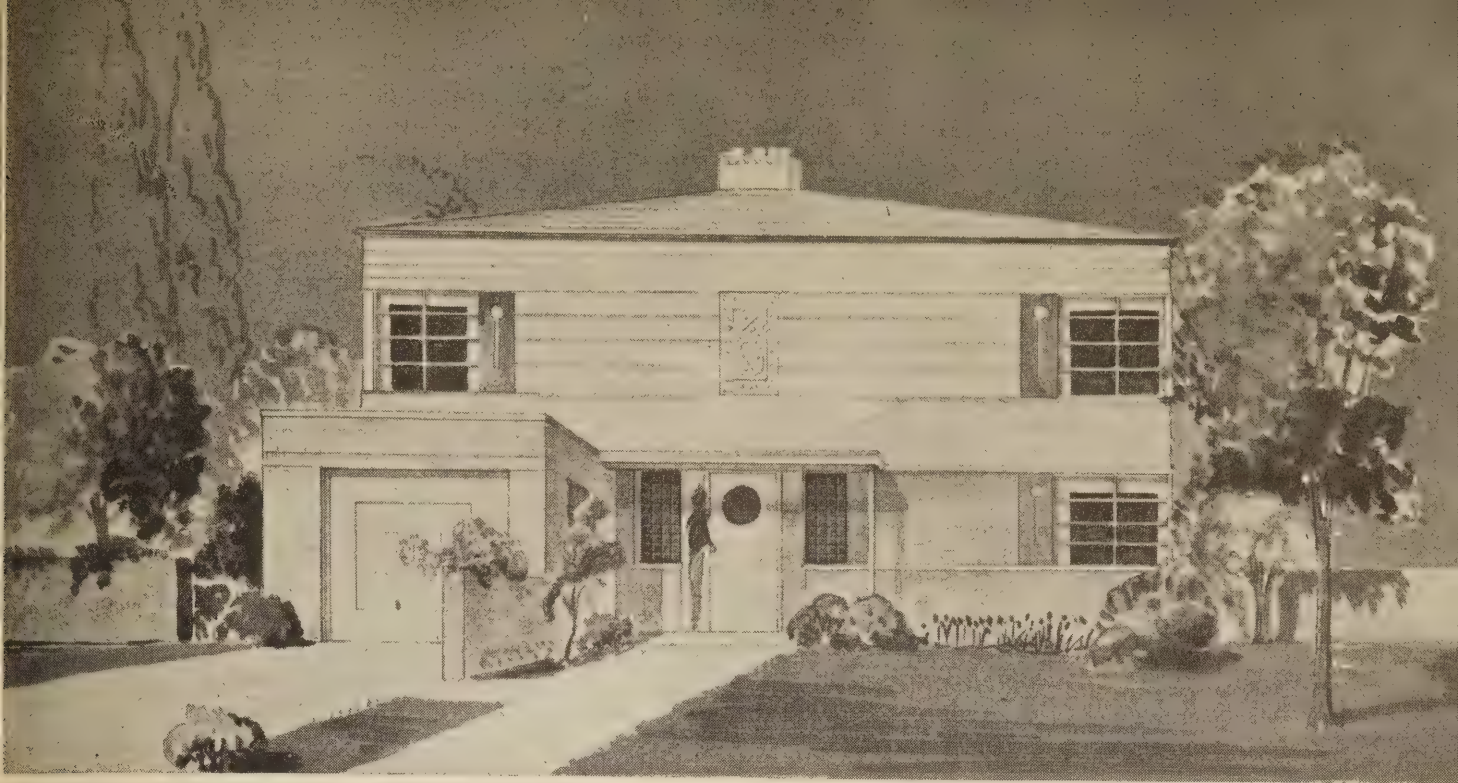
NICE ENTRANCE HALL . NOOK SPACE IN KITCHEN

Six Rooms and Garage

STURDILY built homes like this one by William Joern and Sons, Chicago, have a lasting appeal. Up-to-date planning combines the six rooms and attached garage into a well-arranged layout; added features include basement recreation room, kitchen nook, convenient first-floor lavatory, good storage and rear terrace.

44

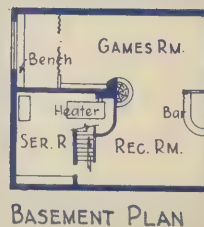
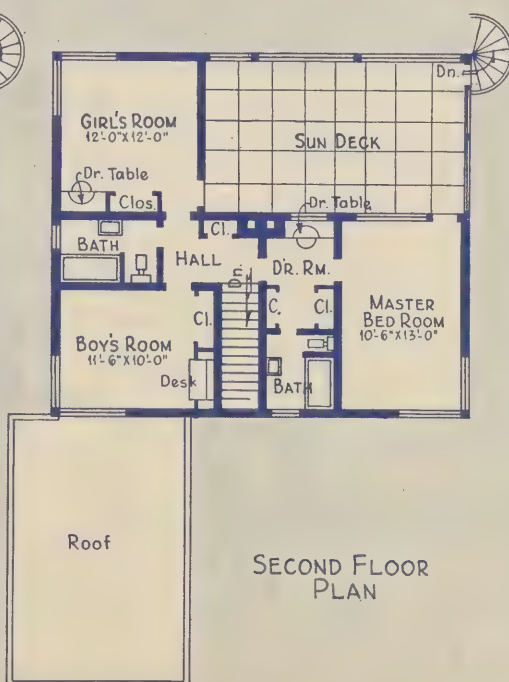
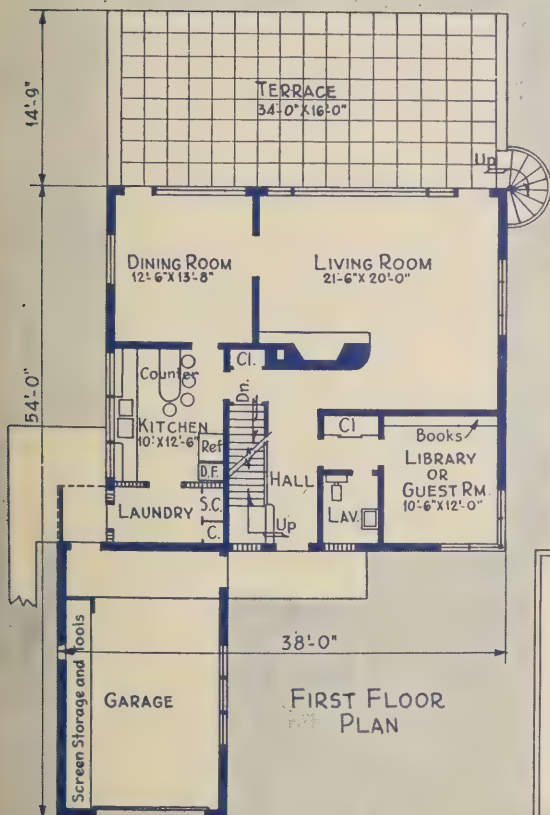




A Modern Feeling for City Living

THIS house is just enough off the traditional in its architecture to have a modern feeling, yet it contains rooms that meet the demands for ordinary, everyday living. In fact, the interior arrangement has many features which add up to uncommonly successful arrangement of furniture and traffic lanes. This house is by Home Builders, Inc., Battle Creek, Mich.

The downstairs library and guest room, with the adjoining powder room, is an outstanding feature for a house confined to dimensions of 36 by 34 feet. The living room and dining room with wide expanses of glass overlooking a terrace at the rear are practical and salable features. The kitchen with breakfast bar and spaces for all equipment including a deep freeze cabinet spells efficiency.





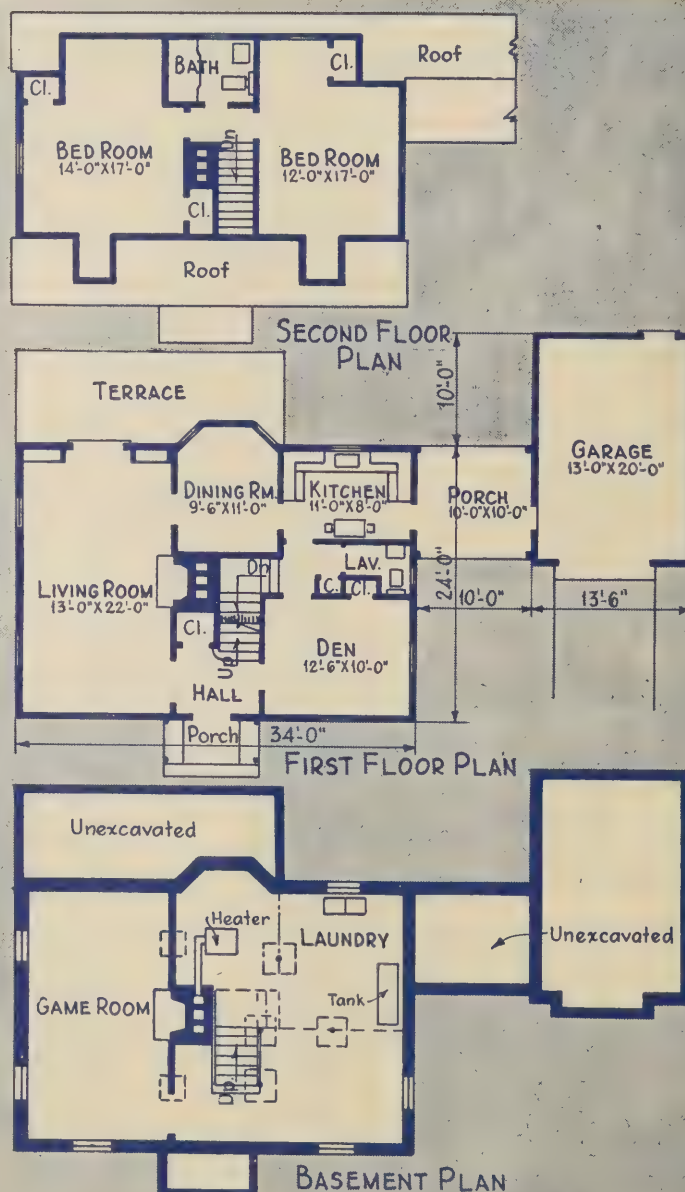
Cape Cods Are Always Popular In Any Locale

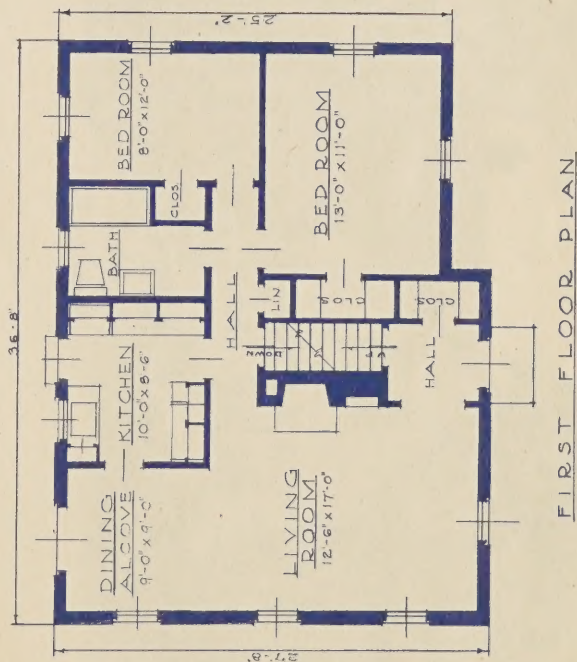
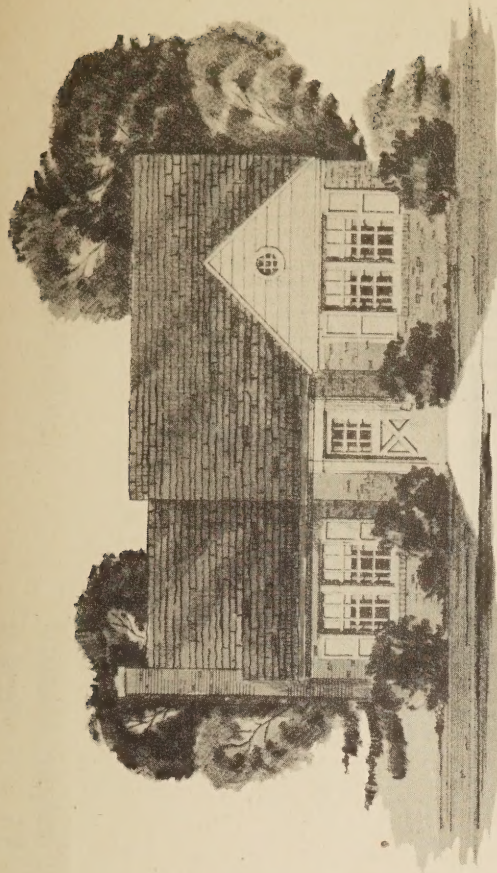
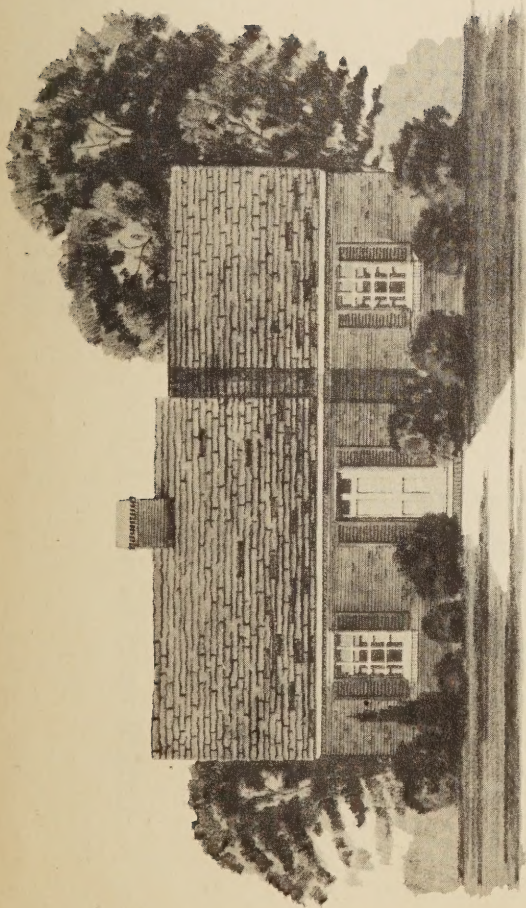
AS LONG as we build houses in this country, the Cape Cod type will be the favorite with a large percentage of the home-buying public. It has a heritage common to most of us and its general shape is a familiar part of almost any street scene in any city.

The attractive picket fence and breezeway between house and garage, plus the rose arbor over the front entrance and the cut-up windows make up the picture. Also the dormers and central chimney are characteristic.

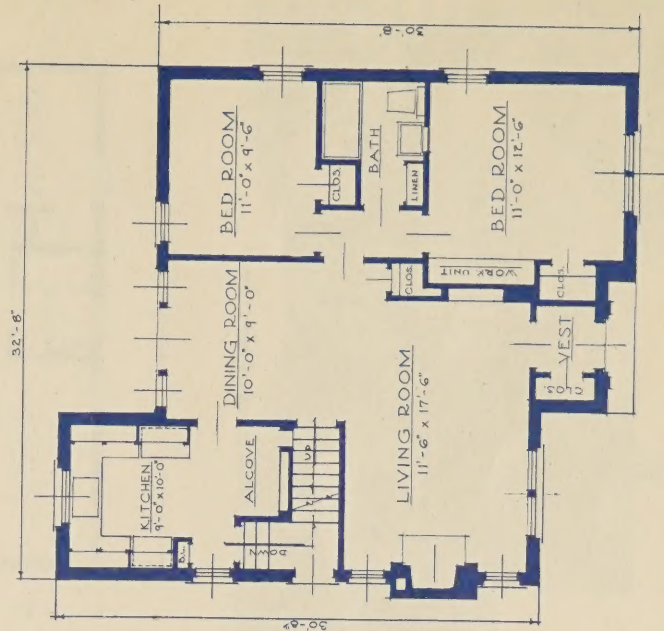
This house by A. Raymond Ellis, West Hartford, Conn., has an exceptionally well designed floor plan. The first floor den or bedroom with a lavatory and closet room nearby off the hall is a good feature. There are three closets on the first floor. The dining room bay, and French doors at the rear of the living room overlook a terrace. The kitchen is U-shaped and has space for a breakfast table.

Upstairs are two bedrooms and a bath off the connecting hall. A full dormer across the back provides the needed space. The house has a complete basement neatly arranged.



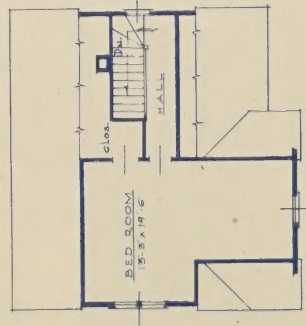
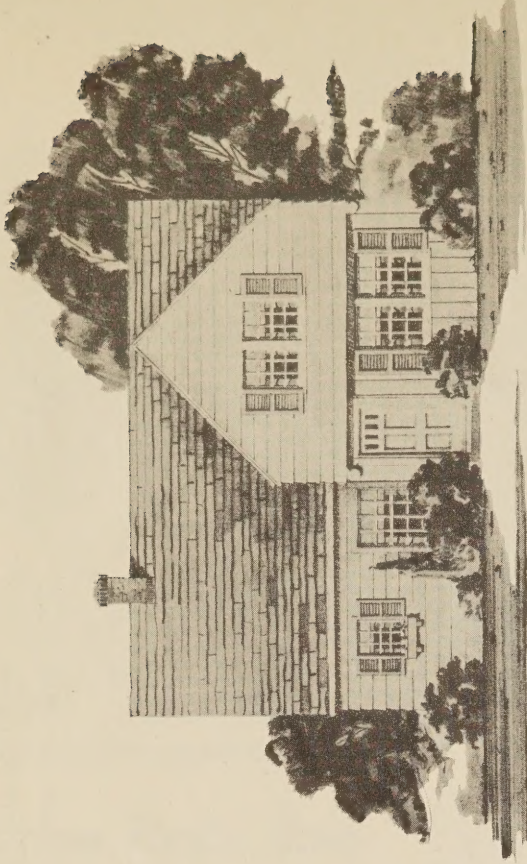
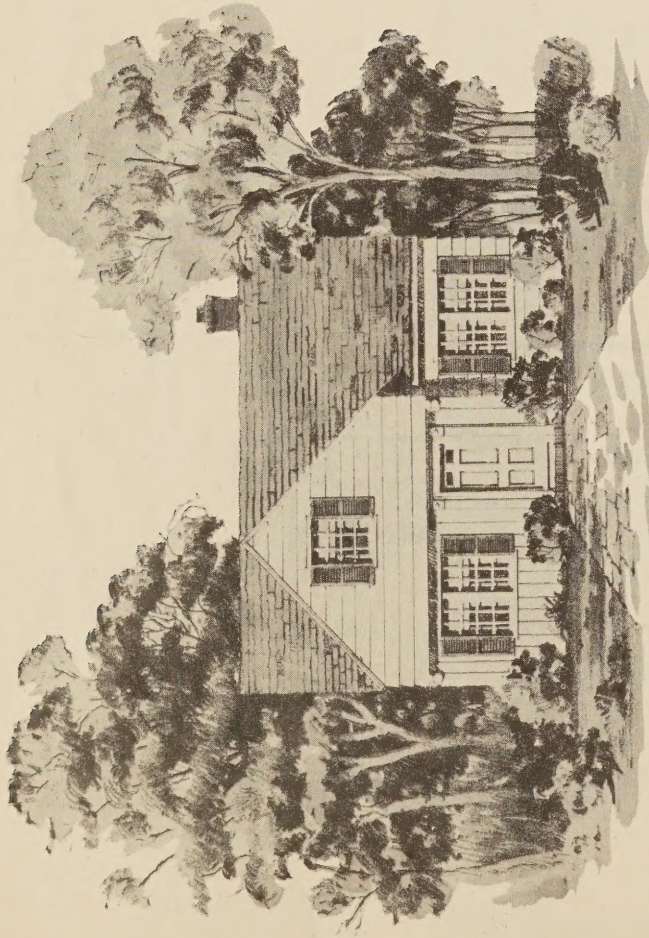


Certified Homes Bureau No. 9-2

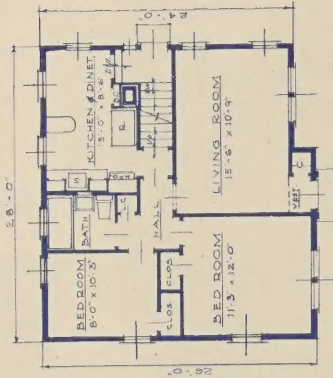


Certified Homes Bureau No. 1-9

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POSSIBLE 2nd FLOOR PLAN

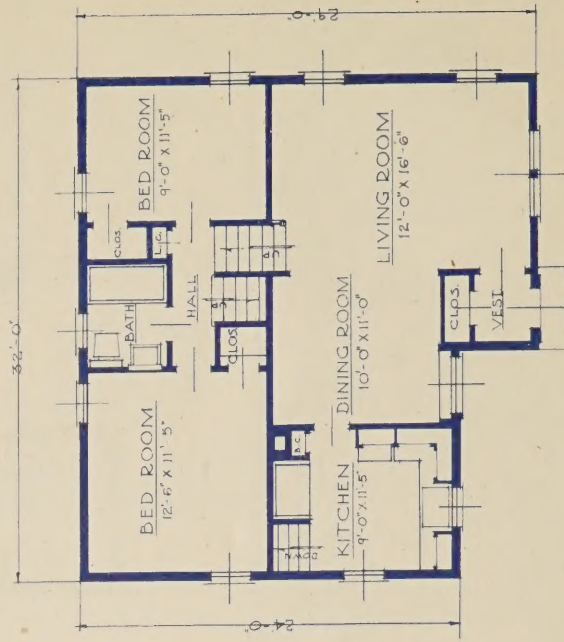


FIRST FLOOR PLAN

Certified Homes Bureau No. 1-10

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Certified Homes Bureau No. 1-7



FIRST FLOOR PLAN

QUEST
LIBRARY

